

PROJECT SUMMARY:

LOCAL JURISDICTION: CITY OF MERCER ISLAND
 COUNTY: KING
 ZONE: R-15 (SINGLE FAMILY RESIDENTIAL)
 SEWER/SEPTIC: PUBLIC

LEGAL DESCRIPTION: THE EAST 122.27 FEET OF THE WEST 506.54 FEET OF THE NORTH 166.75 FEET OF THE SOUTH 1,164.25 FEET OF THE WEST HALF OF THE SOUTH-WEST QUARTER OF THE SOUTH-EAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON.

LAND AREA: 20,388 sf / 0.47 ac

OWNER: BRAD T COOKSON + CHIHIRO MORISHIMA
 M: (206) 550-8072
 E: cmorishima@gmail.com

ADDRESS:
 7650 RIDGECREST LANE
 MERCER ISLAND, WA 98040

BUILDING FORM: RESIDENCE

GOVERNING CODES*:

- 2025 MERCER ISLAND ZONING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED BY STATE OF WA
- 2021 INTERNATIONAL MECHANICAL CODE (IMC) AS ADOPTED BY STATE OF WA
- 2021 NATIONAL FUEL GAS CODE (ANSI Z223.1/NFPA 54) AS ADOPTED BY STATE OF WA
- 2021 INTERNATIONAL FIRE CODE (IFC) AS ADOPTED BY STATE OF WA
- 2021 UNIFORM PLUMBING CODE (UPC) AS ADOPTED BY STATE OF WA
- 2021 WASHINGTON STATE ENERGY CODE (WSEC)
- 2023 WASHINGTON CITIES ELECTRICAL CODE (WCEC)

*INCLUDING ALL STATE, COUNTY, AND LOCAL AMENDMENTS

SCOPE:

ADD FIRST FLOOR BEDROOM AND BATHROOMS.
 ADD ENCLOSED, UNHEATED STORAGE SPACE AT BASEMENT LEVEL.

SHEET INDEX:

- A1.01 - PROJECT INFORMATION / SITE PLAN
- 1.01 - SURVEY
- A1.02 - CALCULATIONS: BASEMENT EXCLUSION, BUILDING HEIGHT
- A1.03 - CALCULATIONS: TREE PROTECTION, HARDSCAPE
- A1.04 - ROOF PLAN
- A1.05 - DEMOLITION PLANS AND ELEVATIONS
- A1.06 - BASEMENT FLOOR PLAN
- A1.07 - FIRST FLOOR PLAN
- A1.08 - BASEMENT POWER PLAN
- A1.09 - FIRST FLOOR POWER PLAN
- A1.10 - SOUTH ELEVATION
- A1.11 - WEST ELEVATION
- A1.12 - NORTH ELEVATION
- A1.13 - EAST ELEVATION
- A1.14 - BUILDING SECTIONS
- A1.15 - BUILDING SECTIONS
- A1.16 - WALL SECTIONS
- A1.17 - EXTERIOR DETAILS
- A1.18 - WINDOW FLASHING SEQUENCE
- A1.19 - WINDOW AND DOOR SCHEDULES, INTERIOR ELEVATIONS
- S1.0 - STRUCTURAL COVER SHEET
- S1.1 - GENERAL STRUCTURAL NOTES
- S2.0 - FOUNDATION, FLOOR & ROOF FRAMING PLAN
- S3.0 - FOUNDATION & FRAMING DETAILS
- S3.1 - FRAMING DETAILS

MORISHIMA RENOVATION



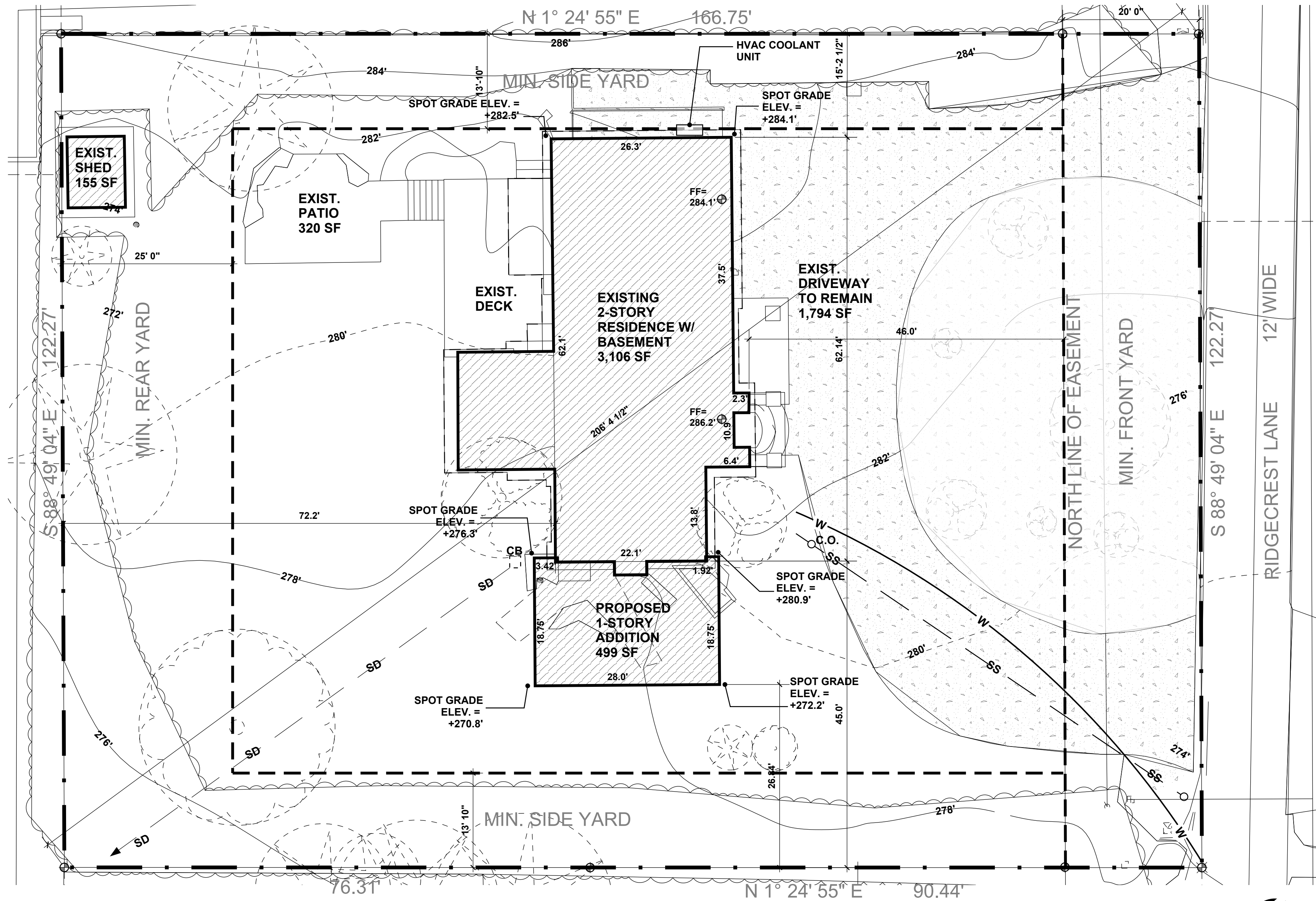
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CODES REFERENCED HEREIN, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES APPLICABLE TO THIS PROJECT.
4. THE CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, UTILITIES, AND MEASUREMENTS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, THE EXACT LOCATION OF UTILITY TAPS, THE CONNECTION OF UTILITY LINES FROM THE BUILDING TO SERVICE LINES, AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL WORK DONE OUTSIDE THE PROPERTY LINES SHALL BE DONE IN ACCORDANCE WITH THE REGULATORY AUTHORITIES.
7. REFER TO THE SOILS REPORT PREPARED FOR THIS LOT FOR FOUNDATION AND DRAINAGE REQUIREMENTS.
8. ALL LANDSCAPE DESIGN, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING REQUIRED FOR THIS PROJECT IS BY OTHERS.
9. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM SITE AS REQUIRED.
10. ALL INTERIOR FINISHES SUCH AS CARPET, PAINT, TILE, HARDWOOD, ETC SHALL BE SELECTED BY THE OWNER WITH THE CONTRACTOR COORDINATING ALL SELECTIONS. CONTRACTOR SHALL SUBMIT SAMPLES TO THE OWNER FOR THESE SELECTIONS.
11. ALL CABINETS, BUILT-INS, SHELVING, ETC. SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER DIRECTLY.
12. ALL LANDSCAPE DESIGN AND LANDSCAPE APPROVALS SHALL BE BY OTHERS.
13. ALL FIRE PROTECTION, LIGHTNING PROTECTION, SECURITY CAMERAS, AND HOME MANAGEMENT SYSTEMS AND ENGINEERING REQUIRED FOR THESE SYSTEMS IS BY THE CONTRACTOR AND SHALL BE COORDINATED BY THE CONTRACTOR.
14. ALL DOORS, INTERIOR AND EXTERIOR AND HARDWARE SHALL BE SELECTED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TYP.
16. ALL DRAWINGS INCLUDED IN THIS SET ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER AND ARE FULLY PROTECTED BY FEDERAL AND STATE COPYRIGHT LAWS. REPRODUCTIONS ARE ONLY ALLOWED WITH THE WRITTEN PERMISSION FROM THE ARCHITECT. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF THE ARCHITECT AND INCLUDE THE ARCHITECT'S STATEMENT OF UNPUBLISHED WORK. ANY INFRINGEMENT ON THIS PROPERTY WILL BE VIGOROUSLY PROSECUTED.
17. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY BARRIERS, LIGHTING, COVERING AND FIRE PREVENTION NECESSARY FOR THE SAFETY OF ALL PERSONNEL AND THE PROPERTY THROUGHOUT THE DURATION OF THE CONSTRUCTION CONTRACT.
18. CONTRACTOR SHALL PROTECT ALL IN PLACE CONSTRUCTION, LANDSCAPING, PAVING, UTILITIES, ETC. FROM DAMAGE DURING CONSTRUCTION. ALL DAMAGED PAVING, CONSTRUCTION, LANDSCAPING, ETC. TO BE RESTORED TO ORIGINAL CONDITION BY CONTRACTOR DAMAGING SAME.
19. CONTRACTOR TO VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION.
20. CONTRACTOR TO VERIFY EXACT LOCATION OF ALL UTILITY LINES AND INTERCEPT AS REQUIRED TO KEEP ALL PIPING AS CLOSE TO WALLS AND AS HIGH TO UNDERSIDE OF STRUCTURE AS POSSIBLE.
21. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL FLOOR AND WALL SLEEVES WITH ARCHITECTURAL DRAWINGS.
22. CONTRACTOR TO COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH ELECTRICAL INSTALLER.
23. ALL EQUIPMENT, FIXTURES, AND MATERIALS SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
24. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MOLECULAR BREAKDOWN.
25. A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED OR FIRE-RATED AS INDICATED.
26. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND SYSTEMS.
27. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
28. PROVIDE BLOCKING AS REQUIRED FOR CEILING AND WALL-MOUNTED ITEMS.
29. DO NOT SCALE DRAWINGS.
30. MANUFACTURER'S NAMEPLATES, TRADEMARKS, LOGOS, OR THEIR IDENTIFICATION SHALL NOT BE VISIBLE IN PUBLIC AREAS.
31. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
32. DIMENSION STRINGS ARE TO EITHER EXISTING FINISHED SURFACE OR NEW FRAMING MEMBER (I.E. ROUGH OPENING, FACE OF WALL STUD, POST, BOTTOM OF JOIST ETC. U.N.O.)
33. EVERY READY DESIGN SHALL FULLY COMPLY WITH DBCA SECTION N1104 (R404).
34. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN THE TOP STORY AND THE ROOF SPACE.

FIRE ALARM REQUIRED
 A NFPA 72- Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMI standards shall be installed throughout the residence. A separate FIRE permit is required.

ZONING		
ZONE DISTRICT: R-15	ALLOWED	PROVIDED
BUILDING FORM: SINGLE-FAMILY RESIDENCE		
MAX STORIES (FRONT 65% / REAR 35%)	2.5 / 1	2.5
MAX HEIGHT	30'	SEE SHEET A1.02
PRIMARY STREET SETBACK (SOUTH)	20' (MIN.)	+/- 53'-0" (NO CHANGES)
SIDE YARD TOTAL WIDTH (17% MIN.)	20'-10" (MIN.)	+/- 42'-0"
MIN. SIDE YARD WIDTH (33% MIN.)	6'-11" (MIN.)	PROVIDED
VARIABLE SIDE YARD DEPTH (MIN.)	7'-6" (MIN.)	PROVIDED
GROSS FLOOR AREA	8,155 SF	4,537 SF
MAX LOT COVERAGE	40%	12.2%
PARKING SPACES	3 (MIN.)	6

GROSS FLOOR AREA CALCULATIONS				
BUILDING AREA	EXISTING AREA	REMOVED AREA	NEW / ADDITION AREA	TOTAL
SECOND FLOOR	1,267 SF			1,267 SF
FIRST FLOOR	1,157 SF		499 SF	1,656 SF
BASEMENT	820 SF			820 SF
GARAGE	682 SF			682 SF
TOTAL	3,106 SF			4,416 SF
PATIO	320 SF			320 SF
ACCESSORY BLDG	155 SF			155 SF
DECK (1ST FLOOR)	344 SF			344 SF
BASEMENT EXCLUDED	-424 SF			-424 SF
TOTAL BUILDING AREA	3,501 SF			4,491 SF
LOT AREA	20,388 SF			20,388 SF
ALLOWED GROSS FLOOR AREA	12,000 SF			12,000 SF
PROPOSED GROSS FLOOR AREA	3,657 SF		499 SF	4,156 SF



SITE NOTES:

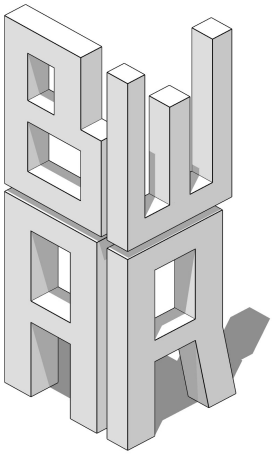
1. REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION.
2. THE CONTRACTOR MUST OBTAIN ALL PROJECT R.O.W. PERMITS ASSOCIATED WITH CONSTRUCTION IN THE R.O.W. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW TOTALING MORE THAN \$20,000 NEED A PERFORMANCE BOND. CONTACT ROW CONSTRUCTION INSPECTION AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS.
3. ALL WORK IN THE PUBLIC ROW SHALL CONFORM TO CURRENT CITY & COUNTY OF MERCER ISLAND SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED ROW CONTRACTOR, AND NEED INSPECTION BY THE CITY PRIOR ISSUANCE OF A TEMPORARY OR PERMANENT CERTIFICATE OF OCCUPANCY (TCO OR CO).
4. CONTRACTOR MUST SUPPLY AND MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS NEEDED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY AND COUNTY OF MERCER ISLAND AND/OR MIDOT APPROVAL PRIOR TO STARTING WORK ON ROADWAY ROW. A COPY OF APPROVED TCP MUST BE AVAILABLE ON-SITE DURING WORK. TRAFFIC CONTROL TO BE PER MERCER ISLAND STANDARDS.
5. PER 19.09.060 OF THE MERCER ISLAND MUNICIPAL CODE, THE PROPERTY OWNER OR LESSEE OF ANY REAL PROPERTY HANDLES THE CONTINUING CARE, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL IMPROVEMENTS INSTALLED IN THE PUBLIC ROW BETWEEN THE PROPERTY LINE AND THE CURB LINE ADJOINING THEIR PROPERTY. ANY EXISTING CURB, GUTTER, CURB RAMP, DRIVEWAY, AND/OR SIDEWALK ON THE PROJECTS ROW FRONTAGE THAT DOES NOT MEET ADA CRITERIA OR THAT IS DAMAGED MUST BE REPAIRED OR REPLACED AT THE DIRECTION OF RIGHT OF WAY CONSTRUCTION INSPECTION.

01 SITE PLAN

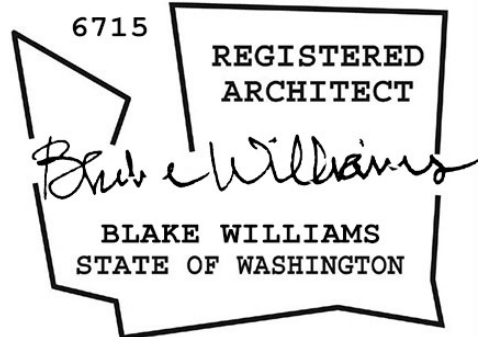
SCALE :: 1" = 10' - 0"

LOT SLOPE:

(9' / 206.4') X 100 = 4%



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com



CONSULTANT:

JP Jones Engineering
 Jordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:

Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:

Chihiro Morishima
 7650 Ridgcrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.com
Morishima Remodel
 7650 Ridgcrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:

December 27, 2025

DRAWN BY:

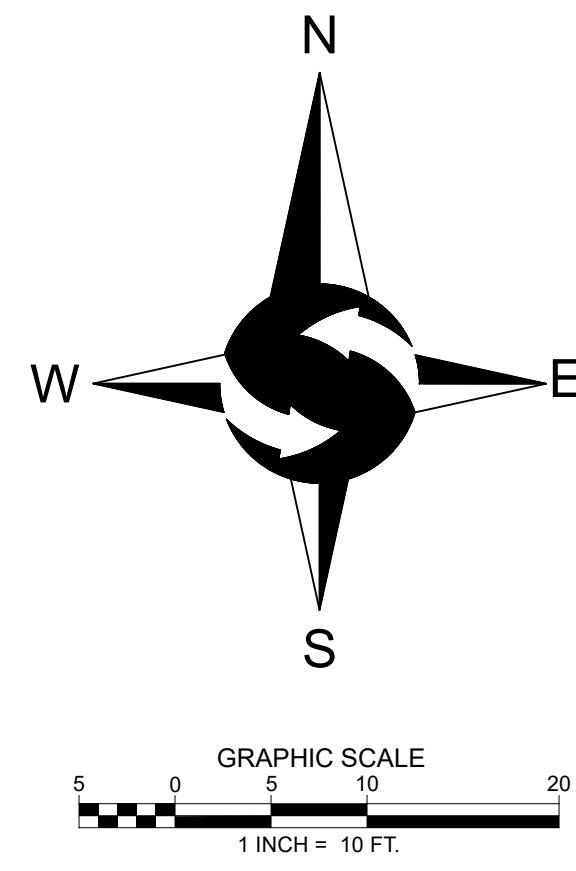
Blake Williams

CHECKED BY:

Blake Williams

A1.01

COVER SHEET
 TREE PROTECTION PLAN



LEGEND

- | | | | |
|--|---------------------------------------------|--|-------------------------|
| | FOUND REBAR AS DESCRIBED | | OVERHEAD POWER |
| | FOUND NAIL AS DESCRIBED | | WIRE FENCE |
| | SET MAG NAIL AS DESCRIBED | | CHAINLINK FENCE |
| | POWER METER | | WOOD FENCE |
| | CABLE PEDESTAL | | CONCRETE WALL |
| | MAILBOX | | TIMBER WALL |
| | UTILITY POLE | | ROCKERY |
| | CATCH BASIN | | ASPHALT SURFACE |
| | YARD DRAIN | | CONCRETE SURFACE |
| | SANITARY SEWER MANHOLE | | GRAVEL SURFACE |
| | WATER VALVE | | FLAGSTONE SURFACE |
| | FIRE HYDRANT | | FF FINISH FLOOR |
| | WATER METER | | RH RIDGE HEIGHT |
| | APPROXIMATE LOCATION SANITARY SEWER LINE | | CE CEDAR |
| | APPROXIMATE LOCATION STORM DRAIN LINE | | DF DOUGLAS FIR |
| | APPROXIMATE LOCATION UNDERGROUND WATER LINE | | DS DECIDUOUS |
| | | | PI PINE |
| | | | * INDICATES MULTI-TRUNK |

LEGAL DESCRIPTION

PARCEL A:
THE EAST 122.27 FEET OF THE WEST 506.54 FEET OF THE NORTH 166.75 FEET OF THE SOUTH 1,164.25 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PARCEL B:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 40 FEET OF THE SOUTH 1017.50 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, EXCEPT THE WEST 262 FEET THEREOF; AND OVER THE EAST 15 FEET OF THAT PORTION OF SAID SUBDIVISION LYING NORTH OF THE SOUTH 1,017.50 FEET THEREOF; EXCEPT ANY PORTION LYING WITHIN PARCEL A HEREINAFORE. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20140324900013, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER: CHIHIRO MORISHIMA & BRAD COOKSON
7650 RIDGECREST LANE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 252404-9211

PROJECT ADDRESS: 7650 RIDGECREST LANE
MERCER ISLAND, WA 98040

ZONING: R-15

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 20,388 S.F. (0.468 ACRES) AS SURVEYED

GENERAL NOTES

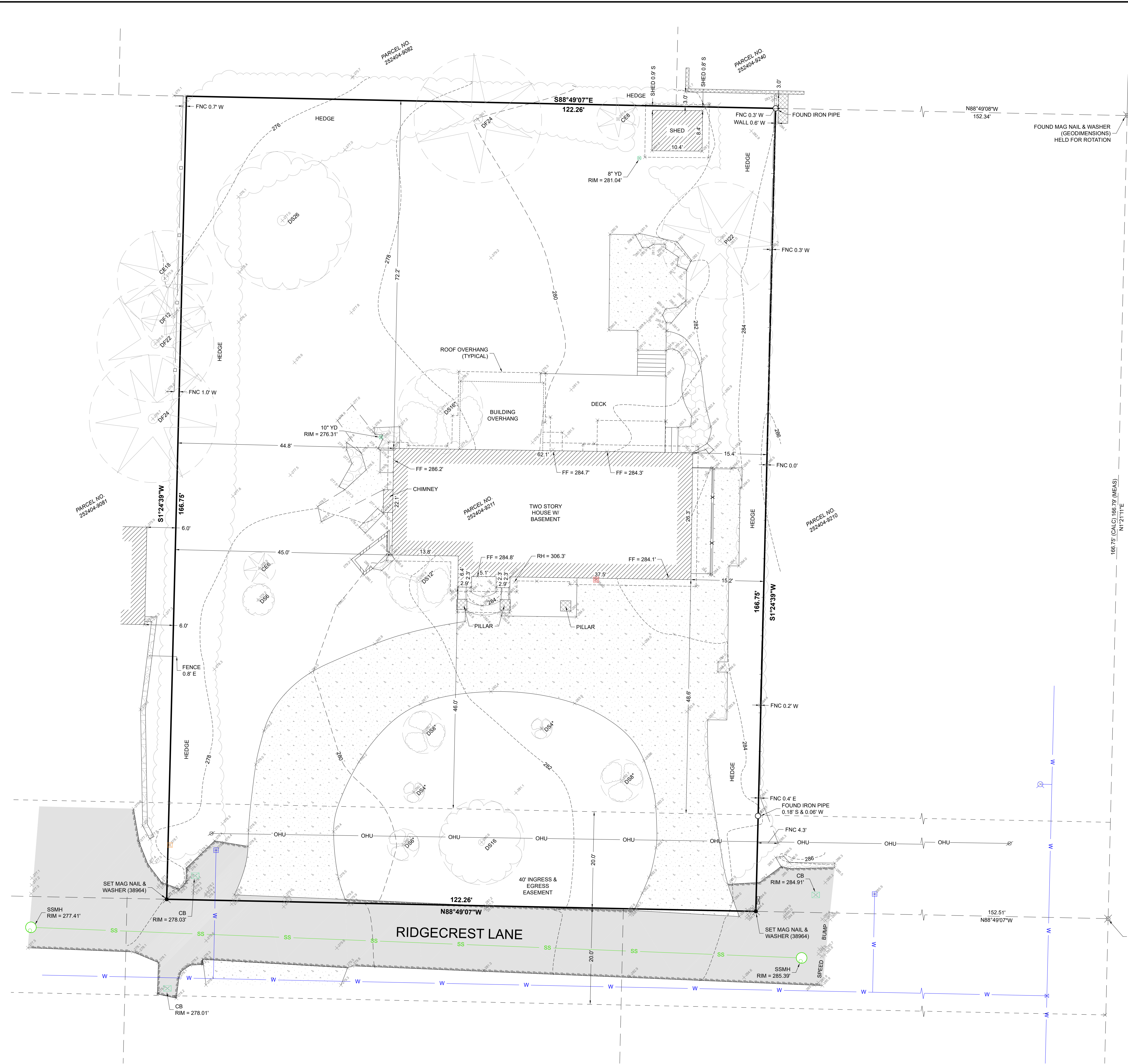
- THIS SURVEY WAS BASED ON STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9802041738, RECORDS OF KING COUNTY, WASHINGTON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN SEPTEMBER 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - NAVD 88

2' 0" CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



SW 1/4, SE 1/4, SEC 25, TWP 24N, RNG 4E, W.M.



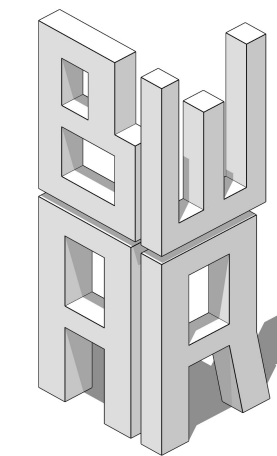
DATE	REVISION	DRN

TOPOGRAPHIC SURVEY

CHIHIRO MORISHIMA & BRAD COOKSON
7650 RIDGECREST LANE
MERCER ISLAND, WA 98040

PROJECT NO. 25-583

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 9/26/25
SHEET 1 OF 1



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com



CONSULTANT:
JP Jones Engineering
Jordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:
Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.com
Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams

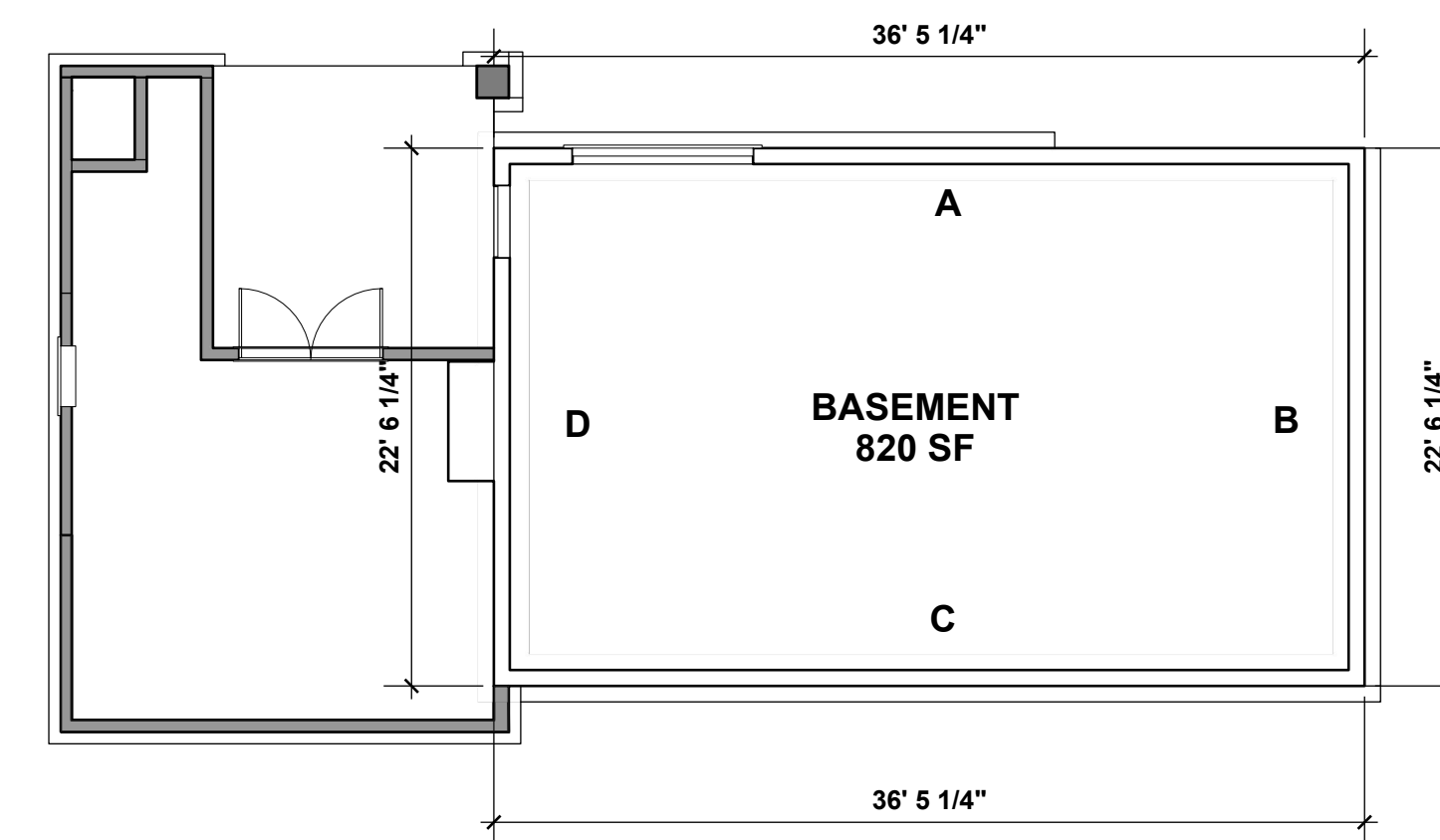
A1.02

**BASEMENT EXCLUSION
TRENCHING/CONCREMENT**

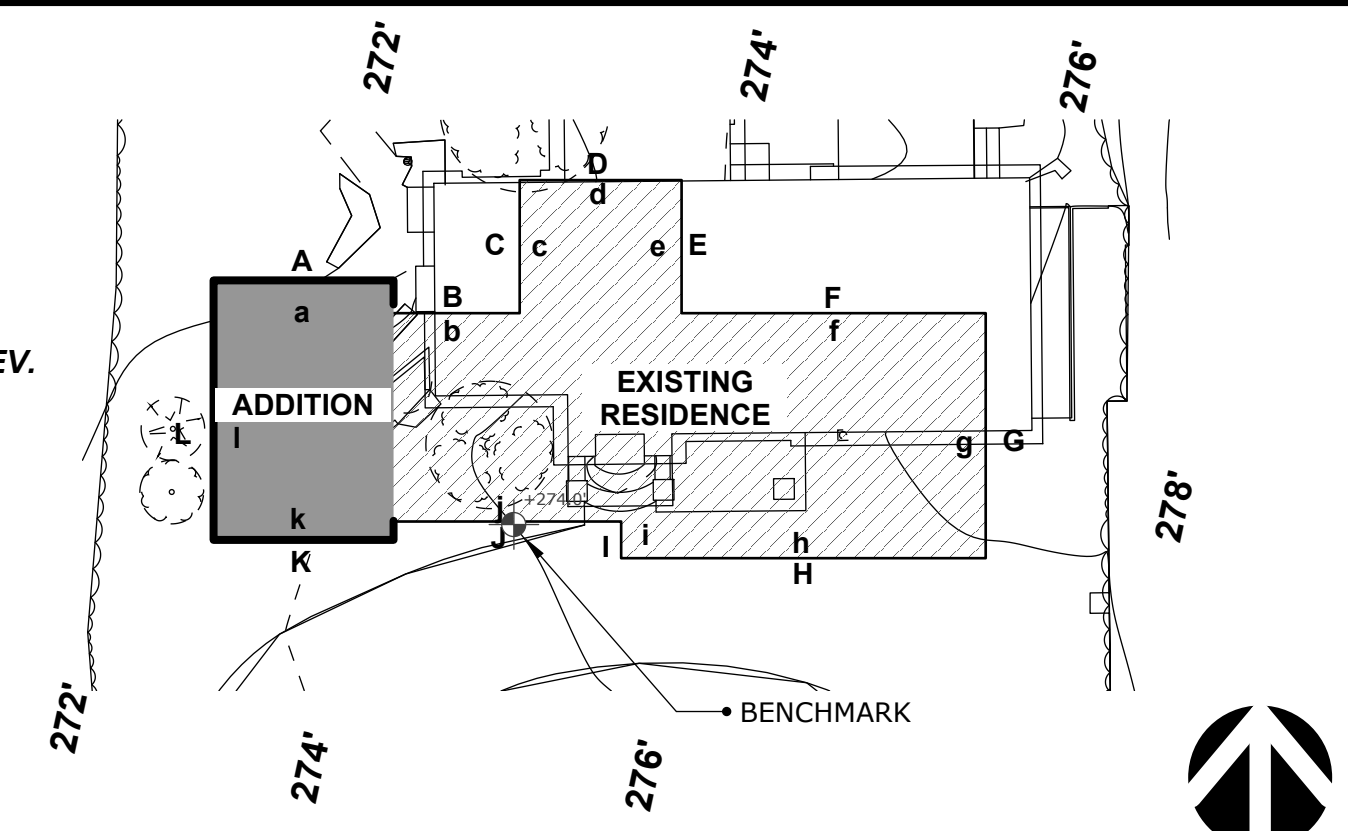
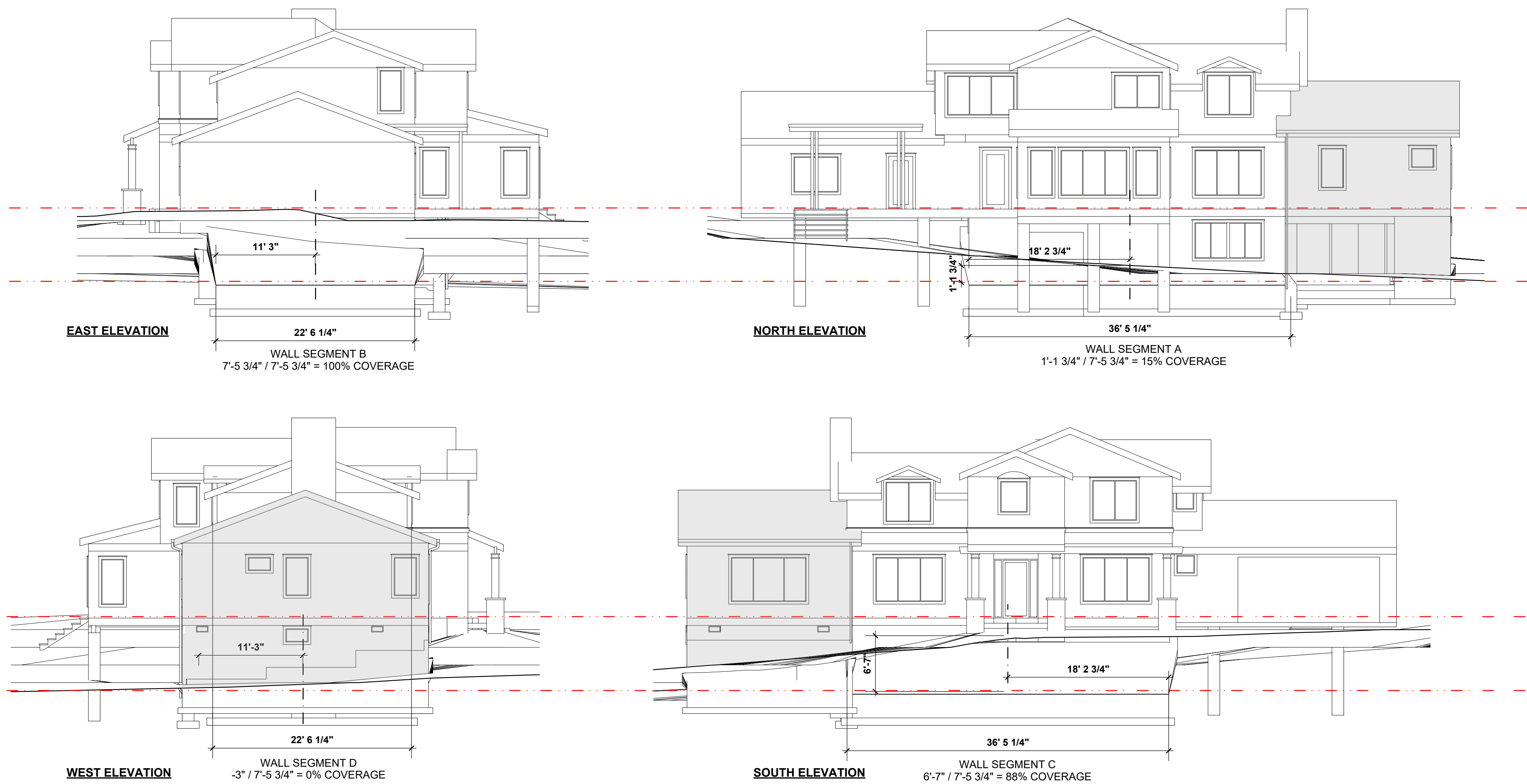
WALL SEGMENT	LENGTH X	COVERAGE =	RESULT
A	36'-5 1/4"	15%	6%
B	22'-6 1/4"	100%	23%
C	36'-5 1/4"	88%	32%
D	22'-6 1/4"	0%	0%
TOTALS	117'-11"	NA	61%

BASEMENT AREA = 820 SF
820 SF X 51.74%

=424.27 SF EXCLUDED FROM GROSS FLOOR AREA



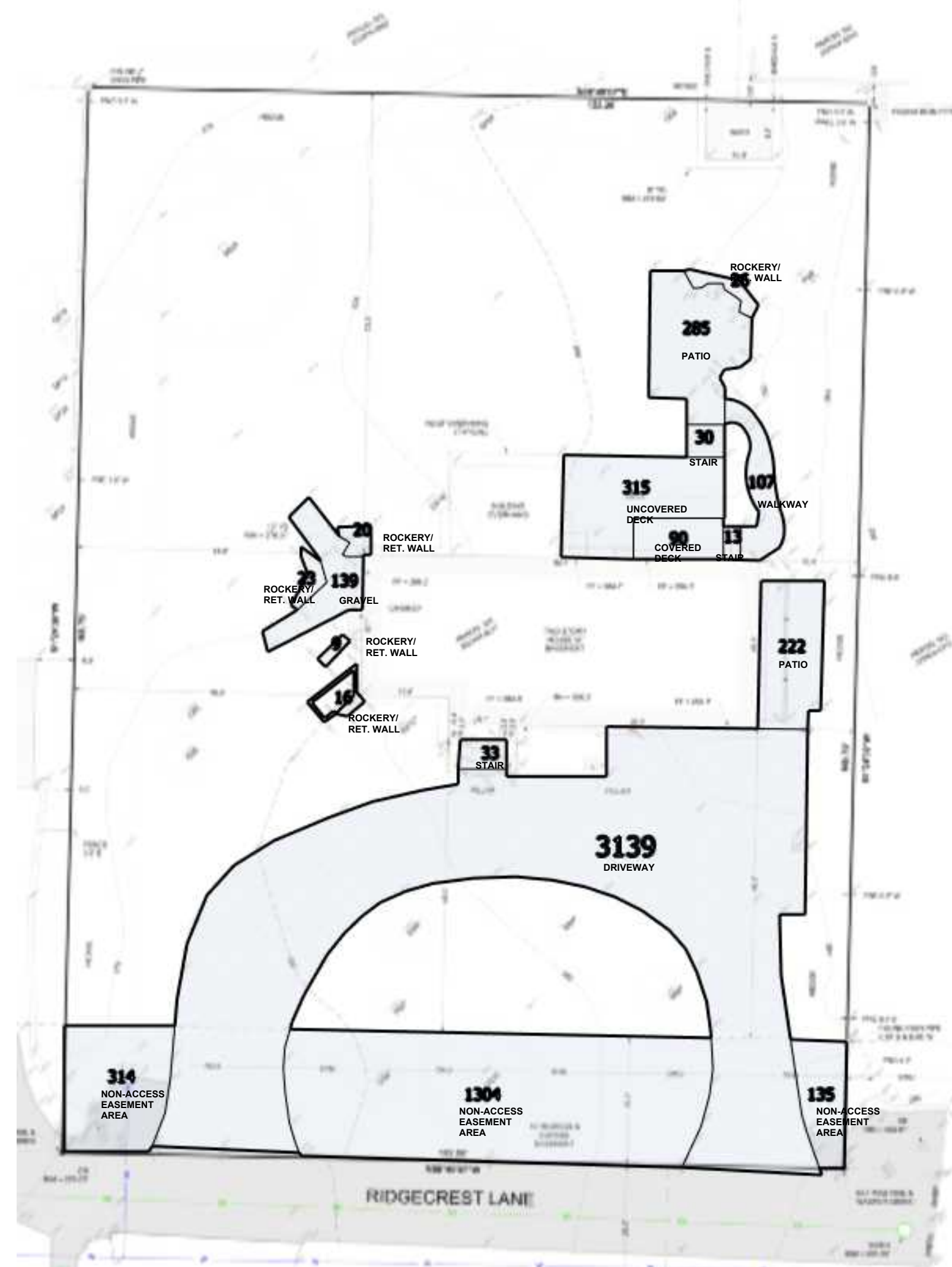
02 BASEMENT EXCLUSION
SCALE :: 1/8" = 1'-0"



MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A= 276.8'	a=18.75'
B= 276.9'	b= 14.0'
C= 277.7'	c= 15.0'
D= 278.8'	d= 17.0'
E= 279.4'	e= 15.0'
F= 281.0'	f= 31.0'
G= 284.1'	g= 26.5'
H= 284.0'	h= 40.6'
I= 282.5'	i= 4.0'
J= 282.3'	j= 21.0'
K= 280.3'	k= 18.75'
L= 278.0'	l= 27.94'

$$\begin{aligned}
 & (276.8)(18.75) + (276.9)(14.0) + (277.7)(15) + (278.8)(17) + (279.4)(15) + (281)(31) + (284.1)(26.5) + (284)(40.6) + (282.5)(4) + (282.3)(21) + (280.3)(18.75) + (278)(27.94) \\
 & = 5190 + 3876.6 + 4165.5 + 4739.6 + 4191 + 8711 + 7528.7 + 11530.4 + 1130 + 5928.3 + 5255.6 + 7767.32 \\
 & \quad \quad \quad 249.54' \\
 & = 70014.02 \\
 & \quad \quad \quad 249.54 \\
 & = 280.6' \text{ AVERAGE BUILDING ELEVATION}
 \end{aligned}$$

01 BUILDING HEIGHT
SCALE :: 1/8" = 1'-0"



LOT COVERAGE CALCULATIONS

A. Gross Lot Area	20,388	Square Feet
B. Net Lot Area	18,635	Square Feet
C. Allowed Lot Coverage Area	8,155	Square Feet
D. Allowed Lot Coverage	40	% of Lot
E. Existing Lot Coverage:		
1. Main Structure Roof Area	2,125	Square Feet
2. Accessory Building Roof Area	155	Square Feet
3. Vehicular Use (driveway, paved access easements [portion used by the lot for access], parking)	3139	Square Feet
4. Covered Patios and Covered Decks	90	Square Feet
5. Total Existing Lot Coverage Area (E1+E2+E3+E4)	5,509	Square Feet
F. (Total Lot Coverage Area Removed)	0	Square Feet
G. Proposed Adjustment for Single Story (Area)	0	Square Feet
H. Proposed Adjustment for Flag Lot	0	Square Feet
I. Total New Lot Coverage Area:		
1. Main Structure Roof Area	553	Square Feet
2. Accessory Structure Roof Area	0	Square Feet
3. Vehicular Use (driveway, paved access easement [portion used by the lot for access], parking)	0	Square Feet
4. Covered Patios and Covered Decks	0	Square Feet
5. Total New Lot Coverage Area (I1 + I2 + I3 + I4)	553	Square Feet
J. Total Project Lot Coverage Area = (E5 - F) + I5	6,062	Square Feet
K. Proposed Lot Coverage Area = (J/B) x 100	32.5	% of Lot
Lot coverage calculations shown on Plan Sheet #	A1.03	

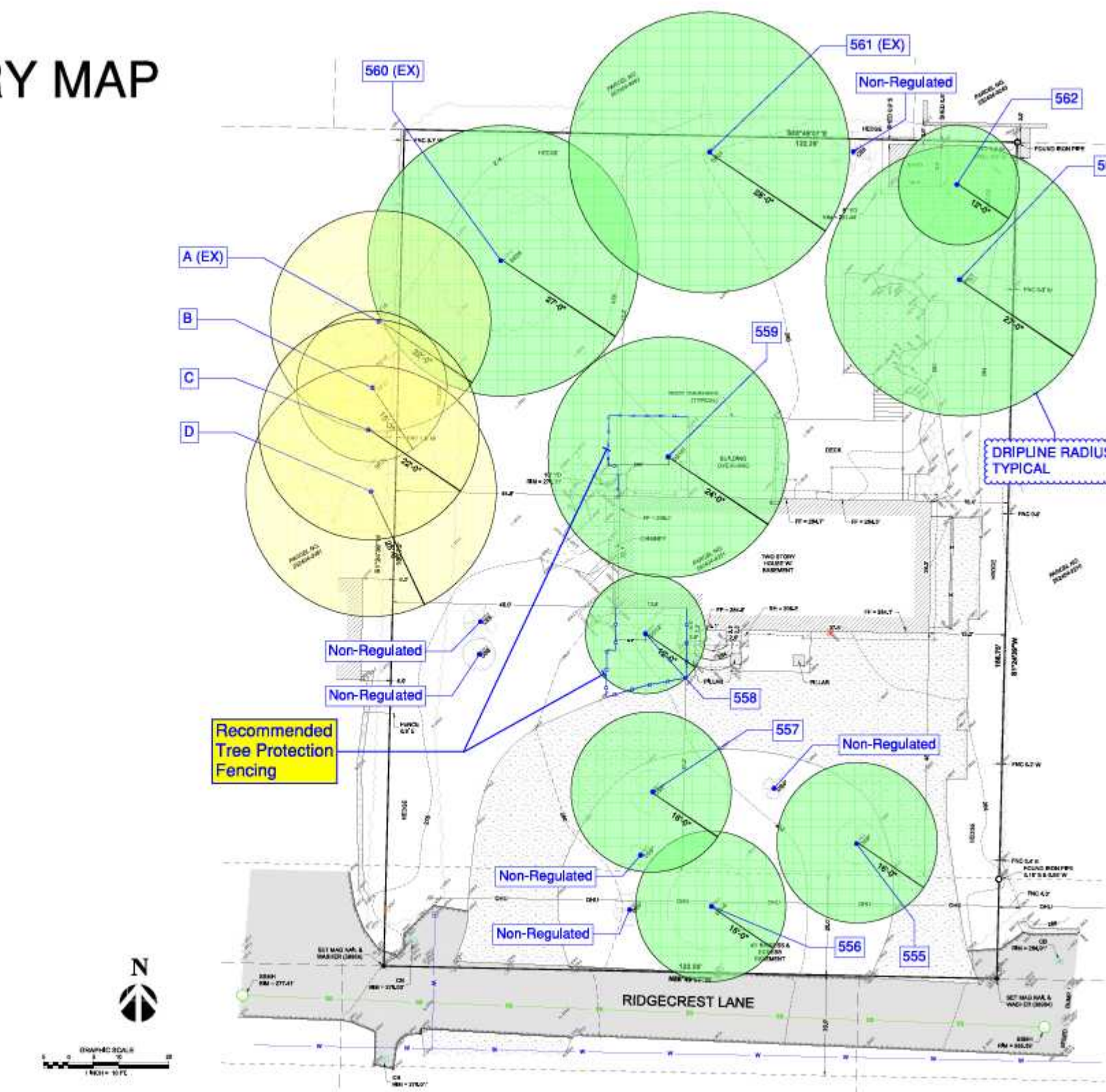
HARDSCAPE CALCULATIONS

A. Gross Lot Area	20,388	Square Feet
B. Net Lot Area	18,635	Square Feet
C. Area Borrowed from Lot Coverage	0	Square Feet
D. Allowed Hardscape Area = 9% of lot area + C	31	% of Lot
E. Allowed Hardscape Area	1,677	Square Feet
F. Total Existing Hardscape Area:		
1. Uncovered Decks	315	Square Feet
2. Uncovered Patios	507	Square Feet
3. Walkways	107	Square Feet
4. Stairs	76	Square Feet
5. Rockeries and Retaining Walls	94	Square Feet
6. Other GRAVEL	139	Square Feet
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6)	1,238	Square Feet
G. (Total Hardscape Area Removed)	207	Square Feet
H. Total New Hardscape Area:		
1. Uncovered Decks	0	Square Feet
2. Uncovered Patios	0	Square Feet
3. Walkways	0	Square Feet
4. Stairs	0	Square Feet
5. Rockeries and Retaining Walls	0	Square Feet
6. Other	0	Square Feet
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6)	0	Square Feet
I. Total Project Hardscape Area = (F7 - G) + H7	1,031	Square Feet
J. Total Project Hardscape Area = (I/B)x100	5.5	% of Lot
Hardscape calculations shown on Plan Sheet #	A1.03	

TREE INVENTORY MAP

Tree Legend

- TREE # = TREE #
- GREEN CIRCLE = TREE, SIGNIFICANT, ON SITE
- YELLOW CIRCLE = TREE, SIGNIFICANT, OFF SITE
- RECTANGLE = TREE PROTECTION FENCING
- EX = EXCEPTIONAL TREE



Morishima Residence
7650 Ridgecrest Lane, Mercer Island, WA

CASCARA TREE CONSULTING
Megan Roy
UT2822A, QUALIFIED TREE RISK ASSESSOR

CERTIFIED ARBORIST
ISA

PREPARED: 10/10/2025

SHEET NO. 01

Tree No.	Species	Common Name	DBH Single-stem (in)	DBH Multistem (in)	Health	Structure	Viable (Yes/No)	Dripline Radius (ft)	CRZ (ft)	Significant (Yes/No)	Exceptional Sized (Yes/No)	Exceptional Grove (Yes/No)	Proposed Action	Notes/Observations
555	Prunus avium	Sweet cherry	15.2		Fair	Fair	Yes	16.3	16	Yes	No	No	Retain	Topped with typical defects of a mature cherry including signs of fire blight
556	Prunus domestica	Common plum	18.1		Fair	Fair	Yes	15.4	15	Yes	No	No	Retain	Multiple weak attachments
557	Prunus avium	Sweet cherry	11.9	101.6.2	Good	Fair	Yes	16.2	16	Yes	No	No	Retain	
558	Ficus carica	Common fig	11.9	101.6.2	Fair	Fair	Yes	12.2	12	Yes	No	No	Retain	Topped, leaning, and included bark at base
559	Prunus avium	Sweet cherry	23.5		Fair	Fair	Yes	24.5	24	Yes	No	No	Retain	Topped with a narrow codominant union and signs of fire blight
560	Acer macrophyllum	Bigleaf maple	24.6		Good	Good	Yes	27.5	27	Yes	Yes	No	Retain	
561	Pseudotsuga menziesii	Douglas-fir	27.0		Good	Good	Yes	28.6	28	Yes	Yes	No	Retain	Some overextended branches
562	Thuja plicata	Western redcedar	12.0		Good	Good	Yes	15.3	15	Yes	No	No	Retain	Not on survey
563	Pinus nigra	Austrian pine	24.8		Good	Good	Yes	18.5	18	Yes	No	No	Retain	

Tree No.	Species	Common Name	DBH Single-stem (in)	DBH Multistem (in)	Health	Structure	Viable (Yes/No)	Dripline Radius (ft)	Significant (Yes/No)	Exceptional Sized (Yes/No)	Exceptional Grove (Yes/No)	Proposed Action	Notes/Observations
A	Thuja plicata	Western redcedar	26.0		Good	Good	Yes	22.3	Yes	Yes	N/A	Retain	Offsite
B	Pseudotsuga menziesii	Douglas-fir	16.0		Good	Good	Yes	15.4	Yes	No	N/A	Retain	Offsite
C	Pseudotsuga menziesii	Douglas-fir	22.0		Good	Good	Yes	22.2	Yes	No	N/A	Retain	Offsite
D	Pseudotsuga menziesii	Douglas-fir	20.0		Good	Good	Yes	25.2	Yes	No	N/A	Retain	Offsite

Existing Trees

Category	Qty.
Total 'Large' Trees (10" DBH or greater)	9
Viable 'Large' Trees	9
• Exceptional Trees by Size	2
• Exceptional Grove Trees	0

Proposed Actions

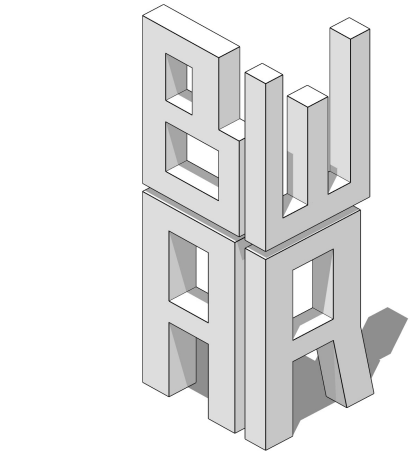
Category	Qty.
Trees Proposed to Retain	9
Trees Proposed to Remove	0

Tree Credits & Required Density

Category	Qty.
Retention Requirements	30%
Minimum Trees Required to Retain	3
Trees Proposed to Retain	9

Replacement Tree Requirements

Category	Qty.
Replacement Trees Required	0
Replacement Trees Proposed	0



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
bloke_020945@hotmail.com

6715 REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
STATE OF WASHINGTON

CONSULTANT:
JP Jones Engineering
gJordan Jones, PE
711 Saint Helens Ave, Suite 208
Tacoma, WA
p. 253.448.7331

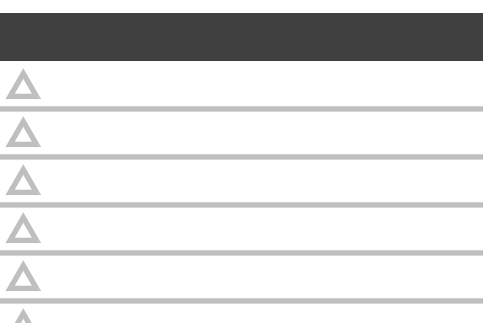
CONTRACTOR:
Peter Davis Builders Inc
7418 SE 24th St. Suite A
Mercer Island, WA 98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA 98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

DOCUMENT DATE:
December 27, 2025
JOB#:
170910.01

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams



A1.03

HARDSCAPE CALCULATIONS
TREE PROTECTION PLAN

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT³

CLIMATE ZONE 5 AND MARINE 4		
Fenestration U-Factor ^b		0.30
Skylight U-Factor		0.50
Ceiling U-Factor		0.024
Above-Grade Wall U-Factor		0.056
Floor U-Factor		0.029
Slab on Grade F-Factor		0.54
Below Grade 2' Depth		
Wall U-Factor		0.042
Slab F-Factor		0.59
Below Grade 3.5' Depth		
Wall U-Factor		0.040
Slab F-Factor		0.56
Below Grade 7' Depth		
Wall U-Factor		0.035
Slab F-Factor		0.50

All Climate Zones Table 402.1.3		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b,i}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^c	60	n/a
Wood Frame Wall ^d	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall ^{e,h}	10/15/21 int + 5TB	n/a
Slab ^{d,f} R-Value & Depth	10, 4 ft	n/a

a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

b The fenestration U-factor column excludes skylights.

c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

e For single rafter- or joist-raftered ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

i The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

BASEMENT LEVEL VENTILATION

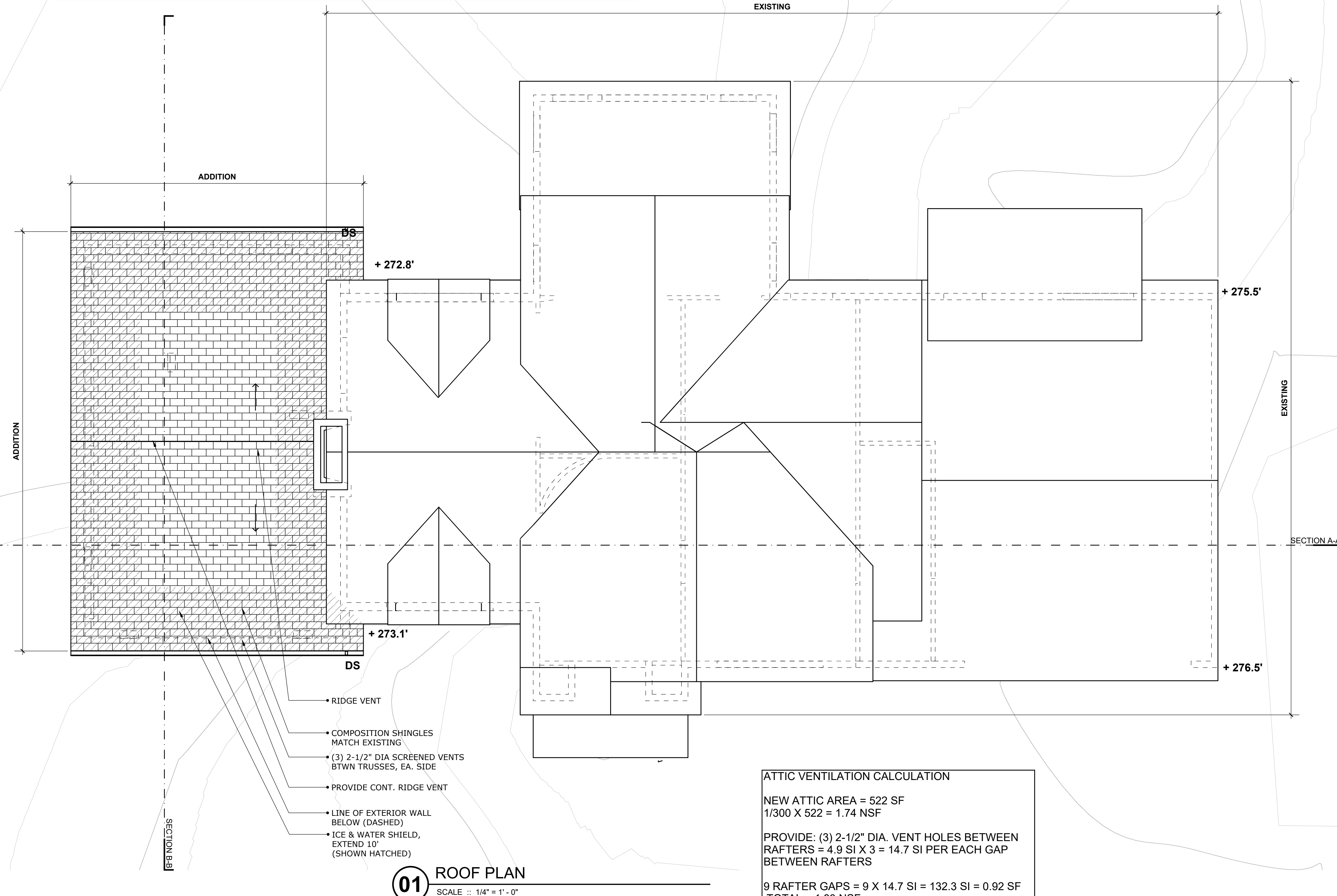
NEW BASEMENT AREA IS UNHEATED. THE AREA OF THE ENCLOSED STORAGE AND CRAWLSPACE IS 367 SF.

PER R408.2, THERE SHALL BE A MINIMUM NSF OF 1SF FOR EACH 150SF OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE LOCATED WITHIN EACH 3 FT OF EA. EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. SEE R408.2 FOR GRILLE REQUIREMENTS

CALCULATION:
367 / 150 = 2.45 SF REQUIRED

PROVIDE 16X8 FOUNDATION VENTS (57 NSI EACH)

2.45 SF = 352.8 SI / 57 SI = 6.18
ROUND TO 6 VENTS

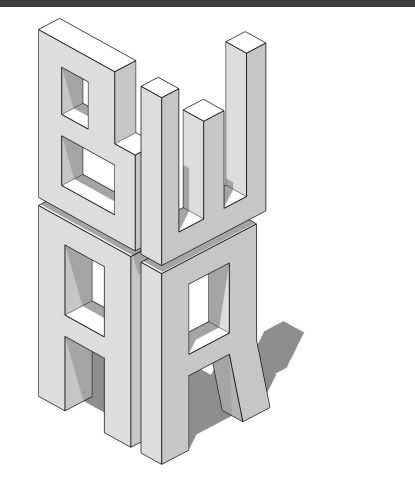


ATTIC VENTILATION CALCULATION

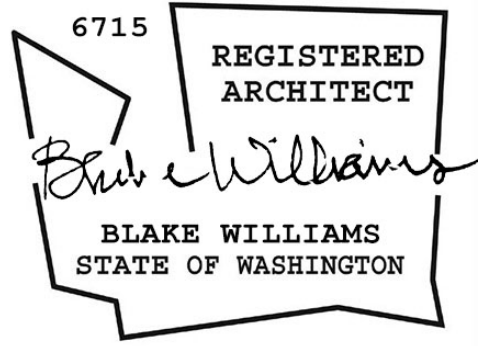
NEW ATTIC AREA = 522 SF
1/300 X 522 = 1.74 NSF

PROVIDE: (3) 2-1/2" DIA. VENT HOLES BETWEEN RAFTERS = 4.9 SI X 3 = 14.7 SI PER EACH GAP BETWEEN RAFTERS

9 RAFTER GAPS = 9 X 14.7 SI = 132.3 SI = 0.92 SF
TOTAL = 1.83 NSF
1.74 < 1.83 OK



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com



CONSULTANT:
JP Jones Engineering
Jordan Jones, PE
711 Saint Helens Ave, Suite 208
Tacoma, WA
p. 253.448.7331

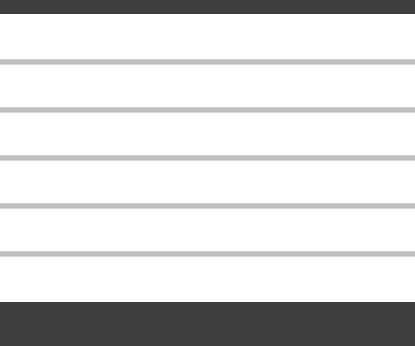
CONTRACTOR:
Peter Davis Builders Inc
7418 SE 24th St, Suite A
Mercer Island, WA 98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgcrest Lane
Mercer Island, WA 98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima Remodel
7650 Ridgcrest Lane ::
Mercer Island, WA ::
98040

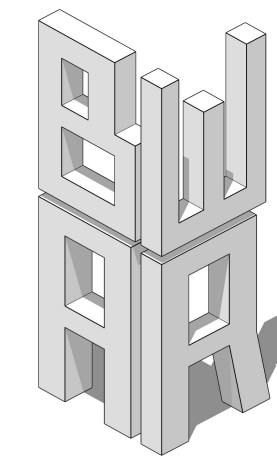
DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams



A1.04

ROOF PLAN
TREE PROTECTION PLAN



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com



CONSULTANT:

JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:

Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:

Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima

Remodel

7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:

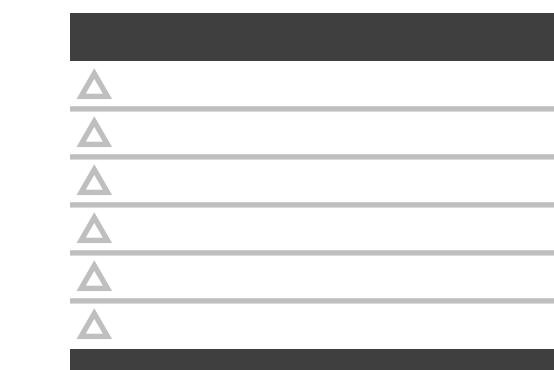
December 27, 2025

DRAWN BY:

Blake Williams

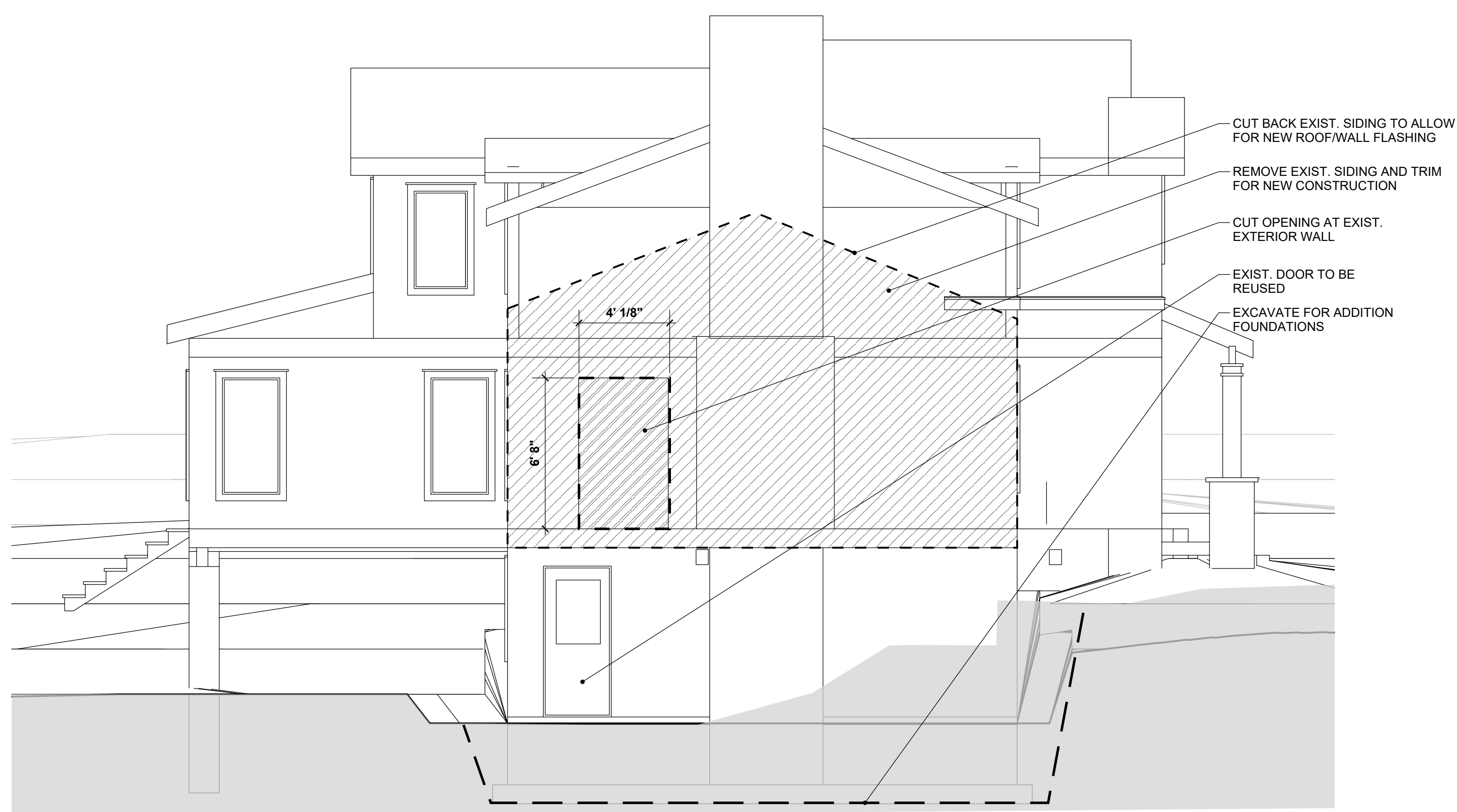
CHECKED BY:

Blake Williams

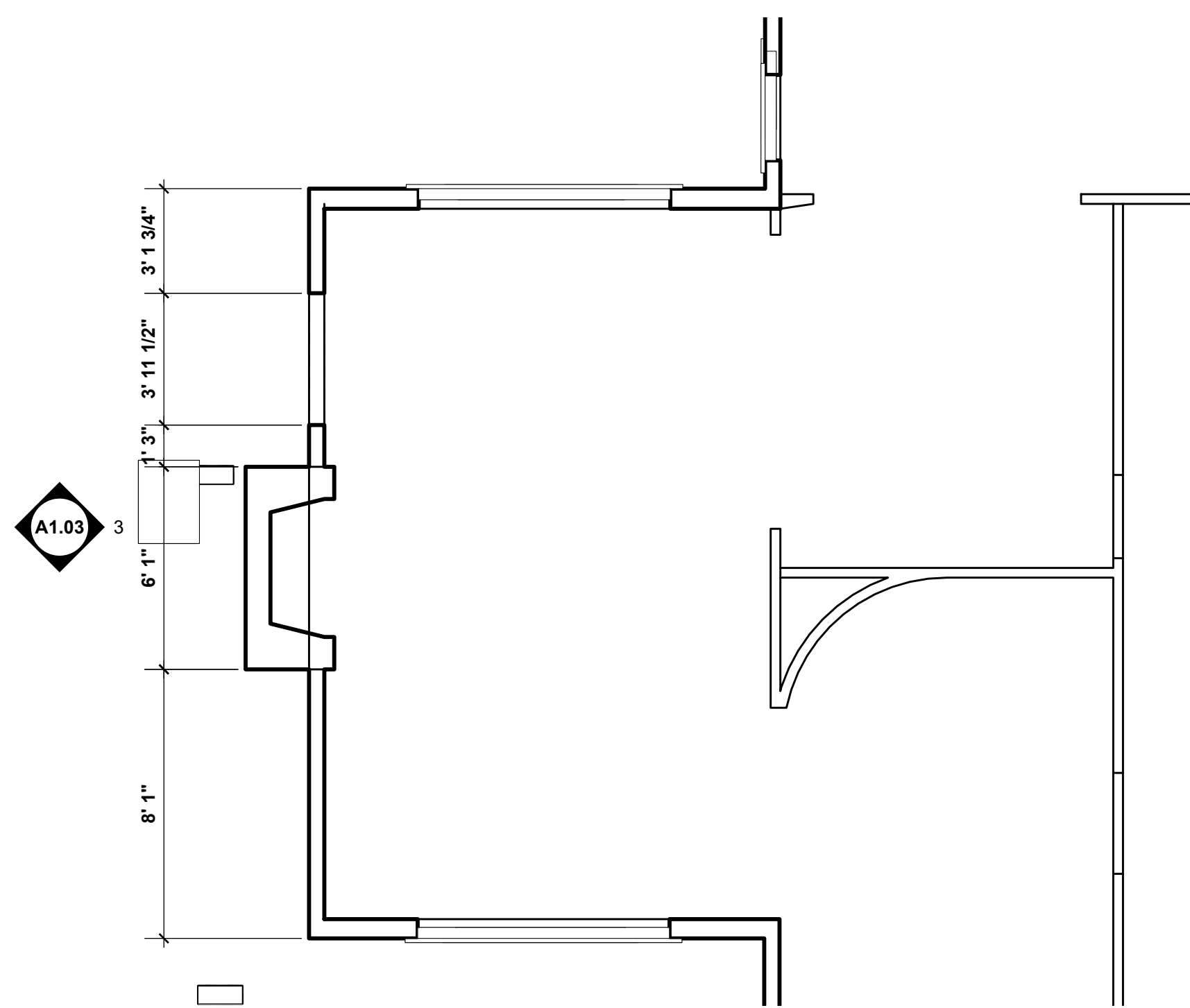


A1.05

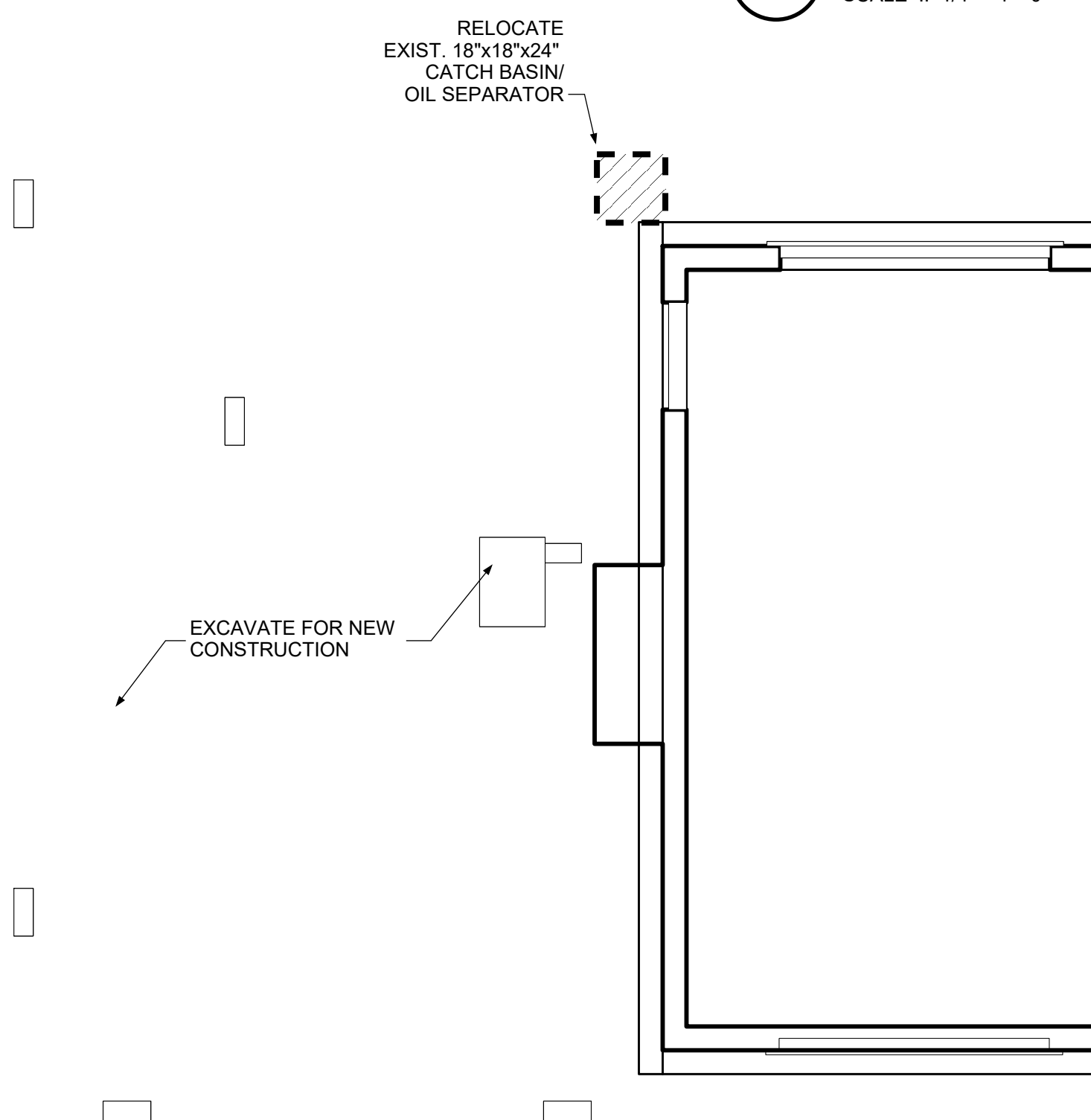
DEMOLITION PLANS
 TREE PROTECTION PLAN



03 WEST ELEVATION DEMOLITION
 SCALE :: 1/4" = 1' - 0"



02 PARTIAL FIRST FLOOR DEMOLITION PLAN
 SCALE :: 1/4" = 1' - 0"



01 PARTIAL BASEMENT DEMOLITION PLAN
 SCALE :: 1/4" = 1' - 0"

BASEMENT LEVEL VENTILATION

NEW BASEMENT AREA IS UNHEATED. THE AREA OF THE ENCLOSED STORAGE AND CRAWLSPACE IS 367 SF.

PER R408.2, THERE SHALL BE A MINIMUM NSF OF 1SF FOR EACH 150SF OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE LOCATED WITHIN EACH 3 FT OF EA. EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. SEE R408.2 FOR GRILLE REQUIREMENTS

CALCULATION:
367 / 150 = 2.45 SF REQUIRED

PROVIDE 16X8 FOUNDATION VENTS (57 NSI EACH)

2.45 SF = 352.8 SI / 57 SI = 6.18
ROUND TO 6 VENTS

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT³

CLIMATE ZONE 5 AND MARINE 4		
Fenestration U-Factor ^b		0.30
Skylight U-Factor		0.50
Ceiling U-Factor		0.024
Above-Grade Wall U-Factor		0.056
Floor U-Factor		0.029
Slab on Grade F-Factor		0.54
Below Grade 2' Depth		
Wall U-Factor		0.042
Slab F-Factor		0.59
Below Grade 3.5' Depth		
Wall U-Factor		0.040
Slab F-Factor		0.56
Below Grade 7' Depth		
Wall U-Factor		0.035
Slab F-Factor		0.50

All Climate Zones Table 402.1.3		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b,i}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^c	50	n/a
Wood Frame Wall ^d	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall ^{e,h}	10/15/21 int + 5TB	n/a
Slab ^{f,i} R-Value & Depth	10, 4 ft	n/a

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights.

^c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

^d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

^e For single rafter- or joist-raftered ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

^f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

^g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

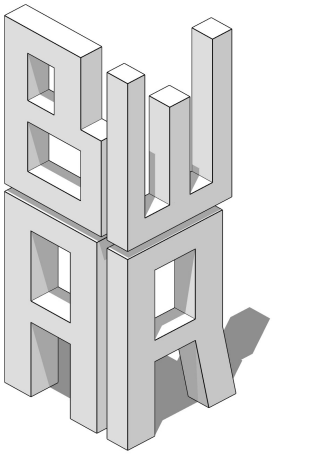
^h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

ⁱ The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

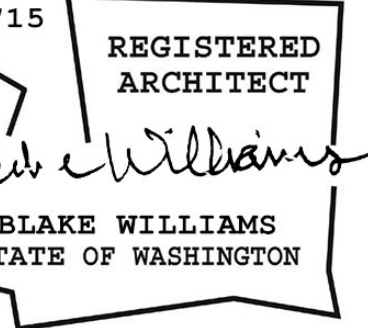
^j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

PLAN NOTES:

- DIMENSION STRINGS ARE TO EITHER EXISTING FINISHED SURFACE OR NEW FRAMING MEMBER (I.E. ROUGH OPENING, FACE OF WALL, STUD, POST, BOTTOM OF JOIST ETC. U.N.O.)
- VERIFY ALL DIMENSIONS IN FIELD
- VERIFY ALL INFILL WINDOW DIMENSIONS IN FIELD
- ALL FRAMED WALLS AT BASEMENT TO HAVE FLOATING BOTTOM PLATES
- WINDOW WELLS TO COMPLY WITH 2018 IRC R310.2.3 - PROVIDE SCREEN OR COVER PER 2018 IRC 310.4
- FIREBLOCKING REQUIRED PER IRC 2018 R302.11 AND R302.11.1
- DRAFTSTOPPING REQUIRED PER 2018 IRC R302.12
- METAL PANEL ROOF TO BE INSTALLED PER MANUFACTURER INSTRUCTION AND 2018 IRC R905.10
- INSTALL FLASHING PER 2018 IRC R903.2
- STAIRS AND RAILS TO COMPLY WITH 2018 IRC R311
- PROVIDE FLOOR TRANSITION STRIPS AT ALL SEAMS OF SIMILAR AND DISSIMILAR FINISHES
- CLASS I OR II VAPOR RETARDANT REQUIRED AT INTERIOR SIDE OF FRAME WALLS PER 2018 IRC R702.7
- ALL PIPING SERVING AS PART OF HEATING OR COOLING SYSTEM MUST BE THERMALLY INSULATED PER 2018 IECC TABLE C403.11.3
- BUILDING THERMAL ENVELOPE TO COMPLY WITH 2018 IECC TABLE R402.4.1.1
- PROVIDE FOUNDATION PERIMETER DRAIN PER PROJECT SOILS REPORT
- BUILDER TO VERIFY ALL DOWNSPOUT LOCATIONS, EXTERIOR MATERIALS, COLOR, AND THEIR LOCATIONS PRIOR TO INSTALLATION
- WATER HEATER TO BE NOT LESS THAN 90% THERMAL EFFICIENCY PER 2018 IECC C404
- CARBON MONOXIDE DETECTOR TO BE INSTALLED PER 2018 IRC R315 AND IN COMPLIANCE WITH UL 2034
- SMOKE ALARMS MUST BE INSTALLED PER 2018 IRC R314 AND IN COMPLIANCE WITH NFPA 72 AND UL 217
- SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE PER 2018 IRC P2060.1
- SLOPE ALL GRADE AWAY FROM STRUCTURE
- ALL GLAZING IN EXTERIOR WALLS MUST BE MINIMUM U-FACTOR 0.30
- INSULATION SHALL NOT BLOCK FREE FLOW OF AIR, MINIMUM 1" BETWEEN ROOF SHEATHING AND INSULATION AT EAVE VENTS PER 2018 IRC R806.3
- METAL ROOF TO COMPLY WITH 2018 IRC R905.10, TABLE R905.1.1 UNDERLAYMENTS
- BUILDER TO VERIFY WITH OWNER PRIOR TO INSTALLATION:
 - ALL BATHROOM FINISHES AND FIXTURES
 - WET BAR, PANTRY, AND KITCHEN FINISHES
 - ALL CLOSET LAYOUTS
 - FIREPLACES AND SURROUNDS
- A MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020945@hotmail.com



CONSULTANT:

JP Jones Engineering
Jordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:

Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:

Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima

Remodel

7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

DOCUMENT DATE:

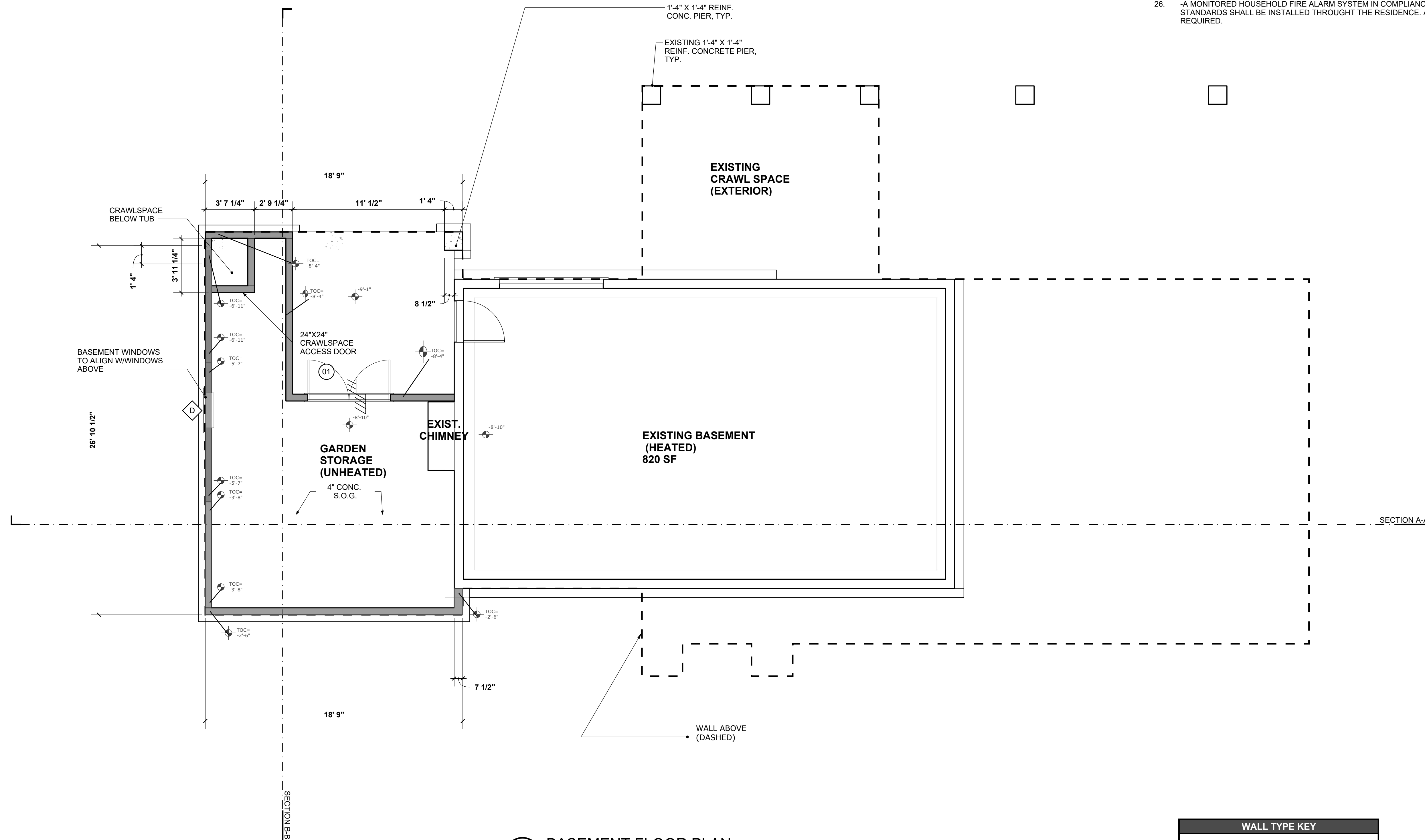
December 27, 2025

DRAWN BY:

Blake Williams

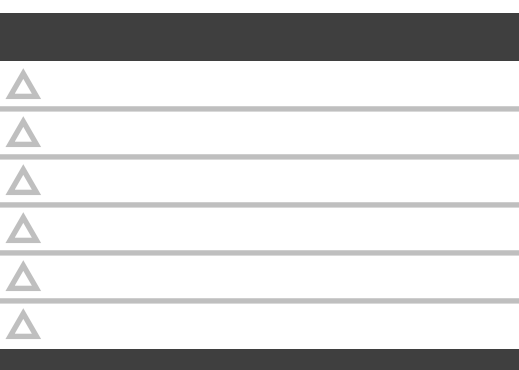
CHECKED BY:

Blake Williams



02 BASEMENT FLOOR PLAN
SCALE :: 1/4" = 1'-0"

WALL TYPE KEY	
	EXISTING WALL
	NEW STUD WALL
	NEW CONCRETE WALL



A1.06

BASEMENT FLOOR PLAN
TREE PROTECTION PLAN

TABLE R402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT³

CLIMATE ZONE 5 AND MARINE 4		
Fenestration U-Factor ^b		0.30
Skylight U-Factor		0.50
Ceiling U-Factor		0.024
Above-Grade Wall U-Factor		0.056
Floor U-Factor		0.029
Slab on Grade F-Factor		0.54
Below Grade 2' Depth		
Wall U-Factor		0.042
Slab F-Factor		0.59
Below Grade 3.5' Depth		
Wall U-Factor		0.040
Slab F-Factor		0.56
Below Grade 7' Depth		
Wall U-Factor		0.035
Slab F-Factor		0.50

All Climate Zones Table 402.1.3		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b, i}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^c	50	n/a
Wood Frame Wall ^{d, j}	20+5 or 13+10	n/a
Floor	30	n/a
Below Grade Wall ^{c, h}	10/15/21 int + 5TB	n/a
Slab ^{d, i} R-Value & Depth	10, 4 ft	n/a

a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

b The fenestration U-factor column excludes skylights.

c "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

e For single rafter- or joist-vented ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

f R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

g For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

h Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

i The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation.

j A maximum U-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

PLAN NOTES:

- DIMENSION STRINGS ARE TO EITHER EXISTING FINISHED SURFACE OR NEW FRAMING MEMBER (I.E. ROUGH OPENING, FACE OF WALL, STUD, POST, BOTTOM OF JOIST ETC. U.N.O.)
- VERIFY ALL DIMENSIONS IN FIELD
- VERIFY ALL INFILL WINDOW DIMENSIONS IN FIELD
- ALL FRAMED WALLS AT BASEMENT TO HAVE FLOATING BOTTOM PLATES
- WINDOW WELLS TO COMPLY WITH 2018 IRC R310.2.3 - PROVIDE SCREEN OR COVER PER 2018 IRC 310.4
- FIREBLOCKING REQUIRED PER IRC 2018 R302.11 AND R302.11.1
- DRAFTSTOPPING REQUIRED PER 2018 IRC R302.12
- METAL PANEL ROOF TO BE INSTALLED PER MANUFACTURER INSTRUCTION AND 2018 IRC R905.10
- INSTALL FLASHING PER 2018 IRC R903.2
- STAIRS AND RAILS TO COMPLY WITH 2018 IRC R311
- PROVIDE FLOOR TRANSITION STRIPS AT ALL SEAMS OF SIMILAR AND DISSIMILAR FINISHES
- CLASS I OR II VAPOR RETARDANT REQUIRED AT INTERIOR SIDE OF FRAME WALLS PER 2018 IRC R702.7
- ALL PIPING SERVING AS PART OF HEATING OR COOLING SYSTEM MUST BE THERMALLY INSULATED PER 2018 IECC TABLE C403.11.3
- BUILDING THERMAL ENVELOPE TO COMPLY WITH 2018 IECC TABLE R402.4.1.1
- PROVIDE FOUNDATION PERIMETER DRAIN PER PROJECT SOILS REPORT
- BUILDER TO VERIFY ALL DOWNSPOUT LOCATIONS, EXTERIOR MATERIALS, COLOR, AND THEIR LOCATIONS PRIOR TO INSTALLATION
- WATER HEATER TO BE NOT LESS THAN 90% THERMAL EFFICIENCY PER 2018 IECC C404
- CARBON MONOXIDE DETECTOR TO BE INSTALLED PER 2018 IRC R315 AND IN COMPLIANCE WITH UL 2034
- SMOKE ALARMS MUST BE INSTALLED PER 2018 IRC R314 AND IN COMPLIANCE WITH NFPA 72 AND UL 217
- SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE PER 2018 IRC P2060.1
- SLOPE ALL GRADE AWAY FROM STRUCTURE
- ALL GLAZING IN EXTERIOR WALLS MUST BE MINIMUM U-FACTOR 0.30
- INSULATION SHALL NOT BLOCK FREE FLOW OF AIR, MINIMUM 1" BETWEEN ROOF SHEATHING AND INSULATION AT EAVE VENTS PER 2018 IRC R806.3
- METAL ROOF TO COMPLY WITH 2018 IRC R905.10, TABLE R905.1.1 UNDERLAYMENTS
- BUILDER TO VERIFY WITH OWNER PRIOR TO INSTALLATION:
 - ALL BATHROOM FINISHES AND FIXTURES
 - WET BAR, PANTRY, AND KITCHEN FINISHES
 - ALL CLOSET LAYOUTS
 - FIREPLACES AND SURROUNDS
- A MONITORED HOUSEHOLD FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

BASEMENT LEVEL VENTILATION

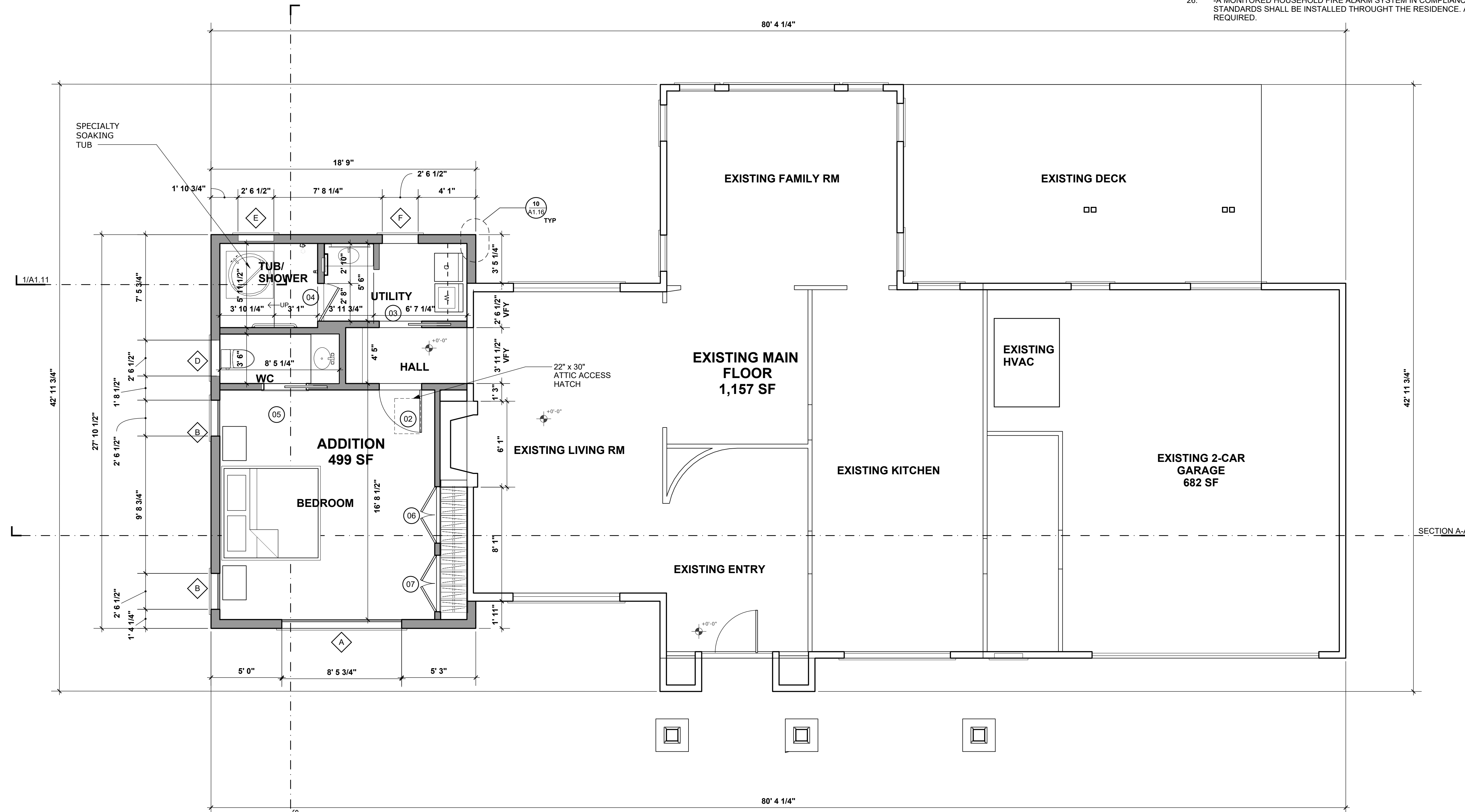
NEW BASEMENT AREA IS UNHEATED. THE AREA OF THE ENCLOSED STORAGE AND CRAWLSPACE IS 367 SF.

PER R408.2, THERE SHALL BE A MINIMUM NSF OF 1SF FOR EACH 150SF OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE LOCATED WITHIN EACH 3 FT OF EA. EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. SEE R408.2 FOR GRILLE REQUIREMENTS

CALCULATION:
367 / 150 = 2.45 SF REQUIRED

PROVIDE 16X8 FOUNDATION VENTS (57 NSI EACH)

2.45 SF = 352.8 SI / 57 SI = 6.18
ROUND TO 6 VENTS



03 FIRST FLOOR PLAN
SCALE :: 1/4" = 1' - 0"

WALL TYPE KEY

- [Light Gray Box] EXISTING WALL
- [Dark Gray Box] NEW STUD WALL
- [Medium Gray Box] NEW CONCRETE WALL

BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com

6715 REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
STATE OF WASHINGTON

CONSULTANT:
JP Jones Engineering
Jordan Jones, PE
711 Saint Helens Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:
Peter Davis Builders Inc
7418 SE 24th St, Suite A
Mercer Island, WA 98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA 98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

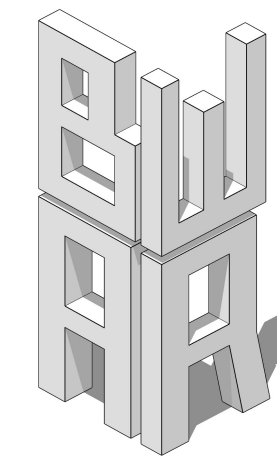
DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams

▲
▲
▲
▲
▲
▲

A1.07

FIRST FLOOR PLAN
TREE PROTECTION PLAN



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com



CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

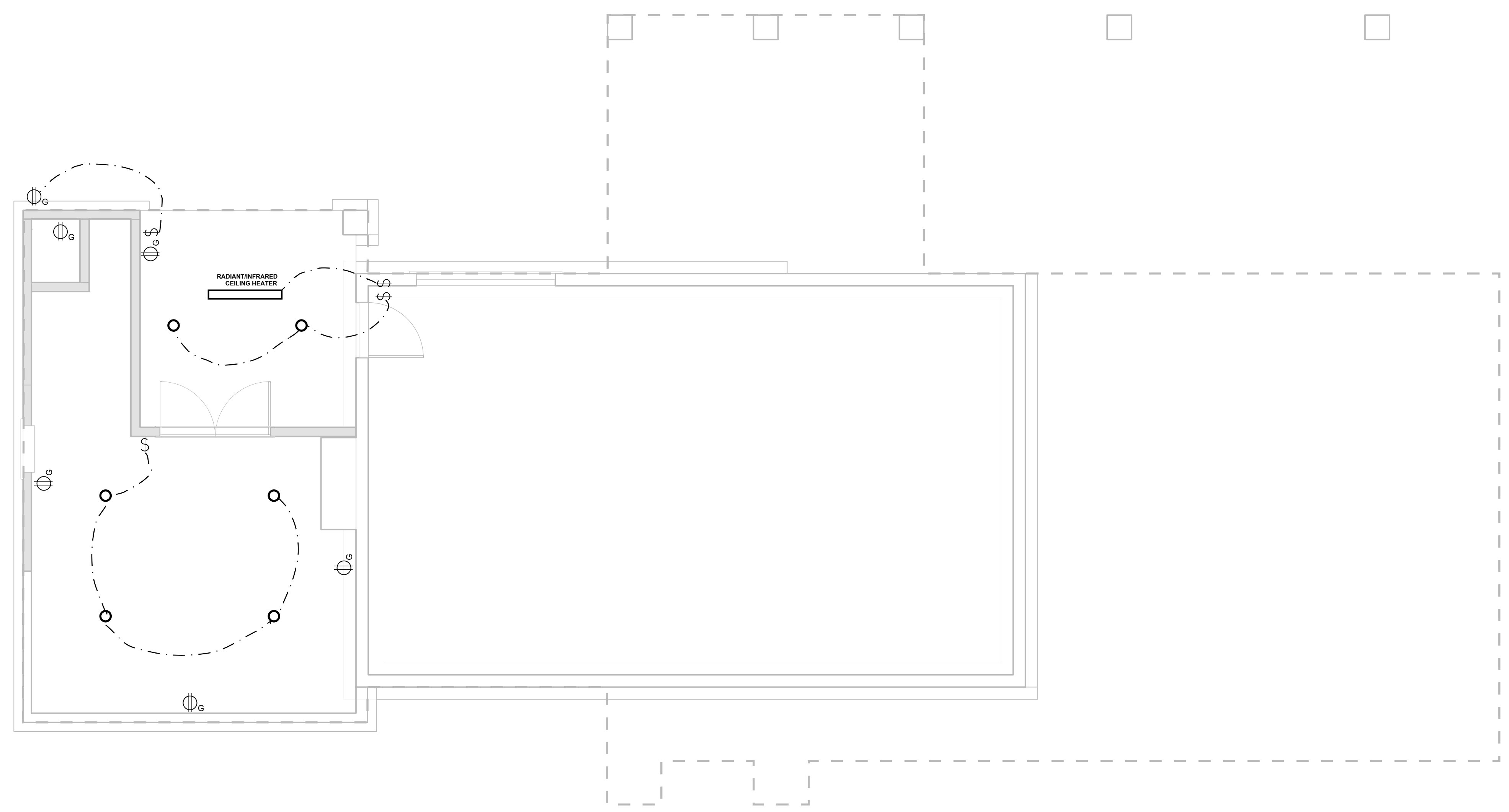
OWNER:
 Chihiro Morishima
 7650 Ridgcrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima Remodel
 7650 Ridgcrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

ELECTRICAL KEY	
	WALL PACK W/ TIMER PACK
	MOISTURE RESISTANT
	DIMMER
	SMOKE DETECTOR (BATTERY BACKUP) HARD WIRED. ALL UNITS ON CIRCUIT @ EACH DWELLING
	SIDE WALL @ ISLAND, GFCI
	GROUND FAULT CIRCUIT INTERRUPTERS @ KITCHEN, BATHS, UTILITY CLOSETS 42" A.F.F., TYP.
	FOR APPLIANCES @ WALL 12" A.F.F., TYP. GFCI NOT REQUIRED
	220 VOLT - DEDICATED CIRCUIT
	SWITCH
	3 SWITCHES
	LIGHTS
	WALL SCONCE
	QUAD PLEX OUTLET
	JUNCTION BOX
	EF/LIGHT @ ALL BATHS TYP. 1 SWITCH
	EF/LIGHT @ MASTER BEDS TYP. 2 SWITCHES
	ELECTRIC PANEL



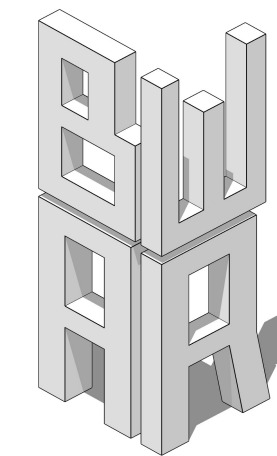
01 BASEMENT POWER PLAN
 SCALE :: 1/4" = 1'-0"

NOTE: ALL EXISTING BATHROOM EXHAUST FANS AT ALL FLOORS ARE MIN. 50 CFM



A1.08

BASEMENT POWER PLAN
 TREE PROTECTION PLAN



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com



CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

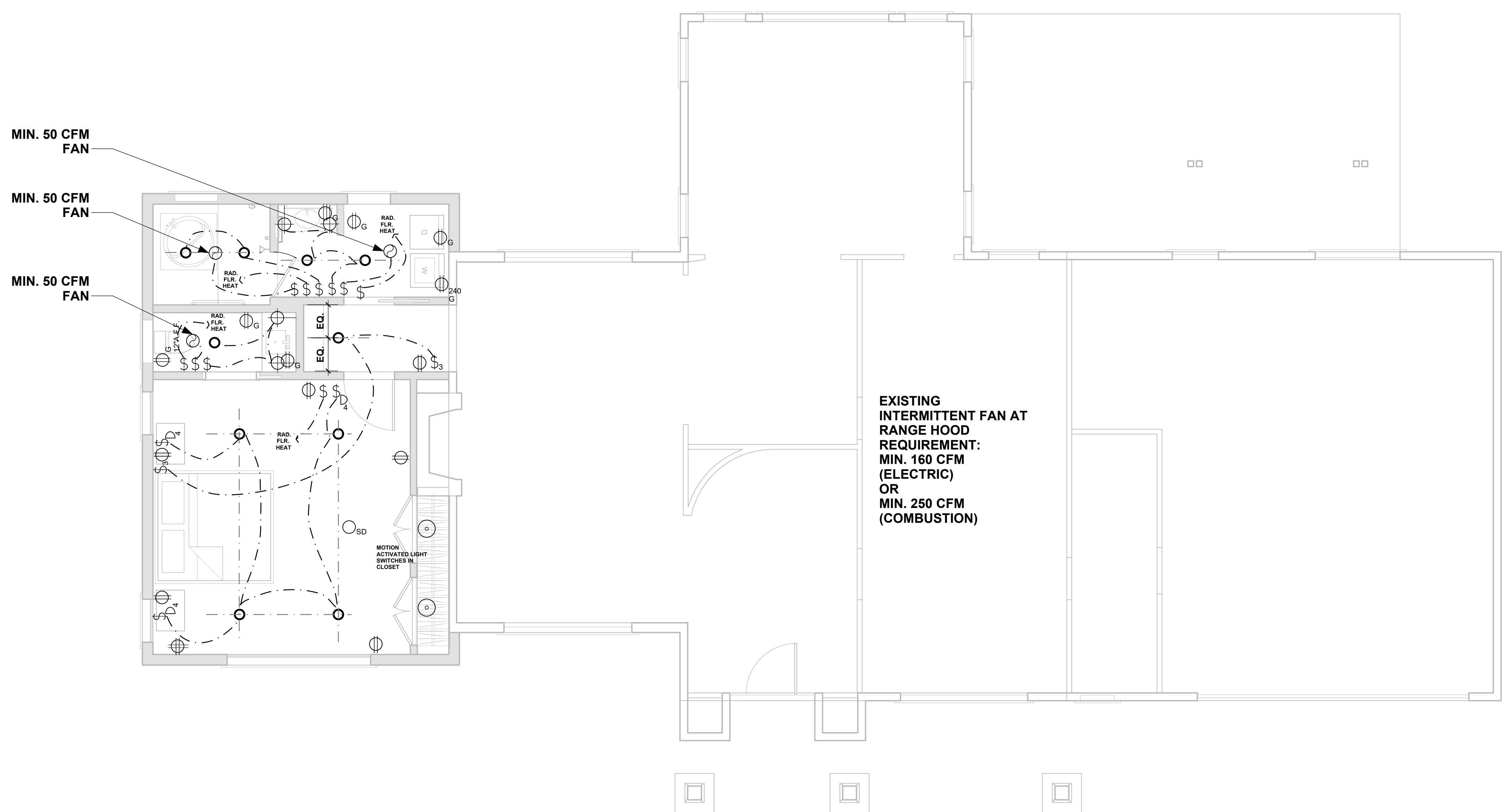
OWNER:
 Chihiro Morishima
 7650 Ridgcrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima Remodel
 7650 Ridgcrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

ELECTRICAL KEY	
	WALL PACK W/ TIMER PACK
	MOISTURE RESISTANT
	DIMMER
	SMOKE DETECTOR (BATTERY BACKUP) HARD WIRED. ALL UNITS ON CIRCUIT @ EACH DWELLING
	SIDE WALL @ ISLAND, GFCI
	GROUND FAULT CIRCUIT INTERRUPTERS @ KITCHEN, BATHS, UTILITY CLOSETS 42" A.F.F., TYP.
	FOR APPLIANCES @ WALL 12" A.F.F., TYP. GFCI NOT REQUIRED
	220 VOLT - DEDICATED CIRCUIT
	SWITCH
	3 SWITCHES
	LIGHTS
	WALL SCONCE
	QUAD PLEX OUTLET
	JUNCTION BOX
	EF/LIGHT @ ALL BATHS TYP. 1 SWITCH
	EF/LIGHT @ MASTER BEDS TYP. 2 SWITCHES
	ELECTRIC PANEL



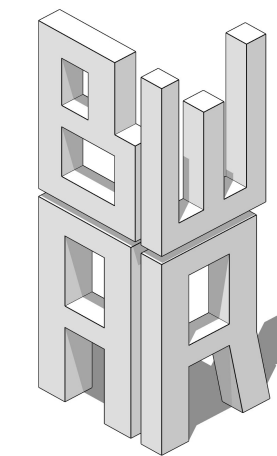
01 FIRST POWER FLOOR PLAN
 SCALE :: 1/4" = 1'-0"

NOTE: ALL EXISTING BATHROOM EXHAUST FANS AT ALL FLOORS ARE MIN. 50 CFM



A1.09

FIRST FLOOR POWER PLAN
 TREE PROTECTION PLAN



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com

6715
REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
 STATE OF WASHINGTON

CONSULTANT:
 JP Jones Engineering
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

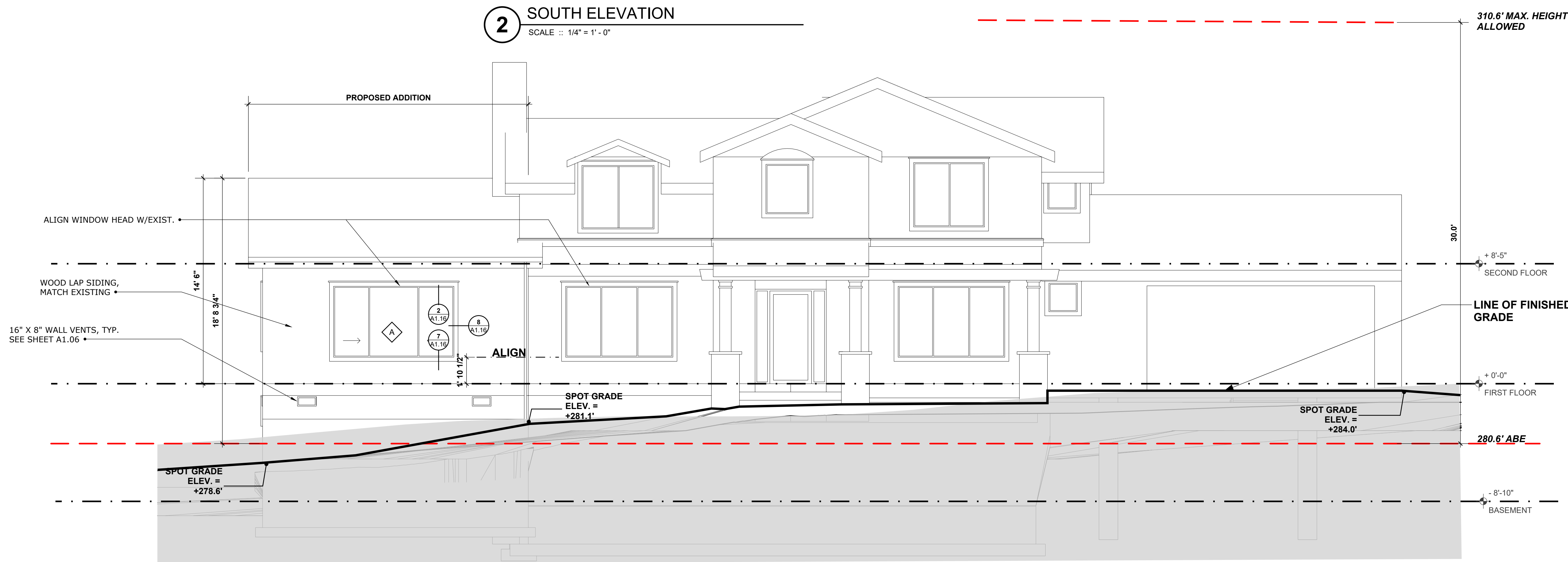
OWNER:
 Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.com
Morishima Remodel
 7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

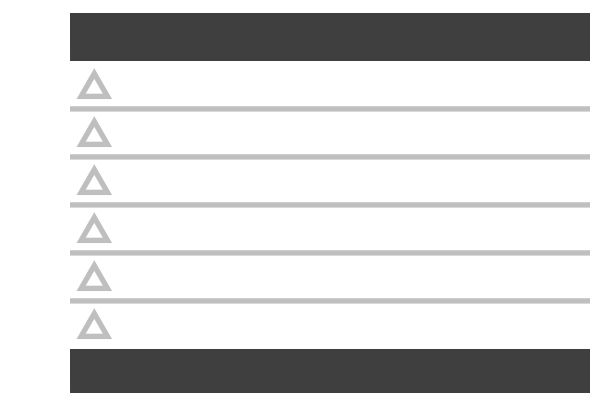


2 SOUTH ELEVATION
 SCALE :: 1/4" = 1' - 0"



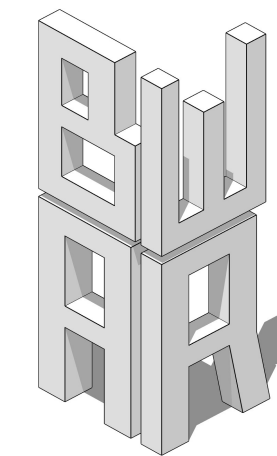
1 SOUTH ELEVATION
 SCALE :: 1/4" = 1' - 0"

GROUND AT SECTION CUT
 (IN FRONT OF WHERE HOUSE
 MEETS GRADE)



A1.10

SOUTH ELEVATION
 TREE PROTECTION PLAN



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com

6715
REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
 STATE OF WASHINGTON

CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:
 Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co
Morishima
Remodel
 7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

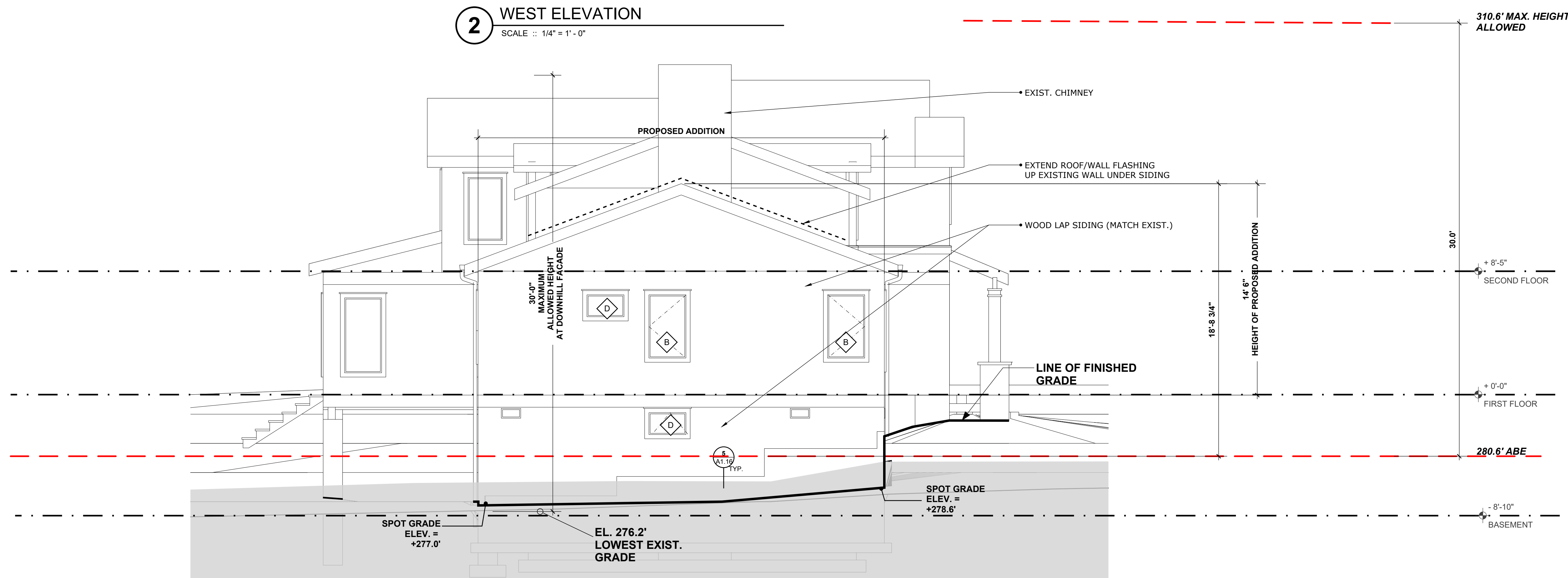


A1.11

WEST ELEVATION
 TREE PROTECTION PLAN

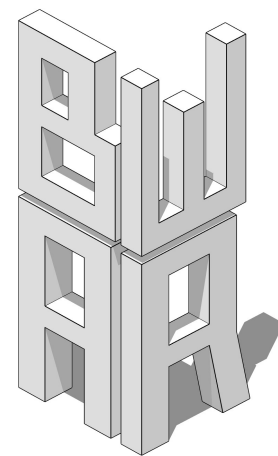


2 WEST ELEVATION
 SCALE :: 1/4" = 1' - 0"



1 WEST ELEVATION
 SCALE :: 1/4" = 1' - 0"

GROUND AT SECTION CUT
 (IN FRONT OF WHERE HOUSE
 MEETS GRADE)



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com

6715
REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
 STATE OF WASHINGTON

CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:
 Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima Remodel
 7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

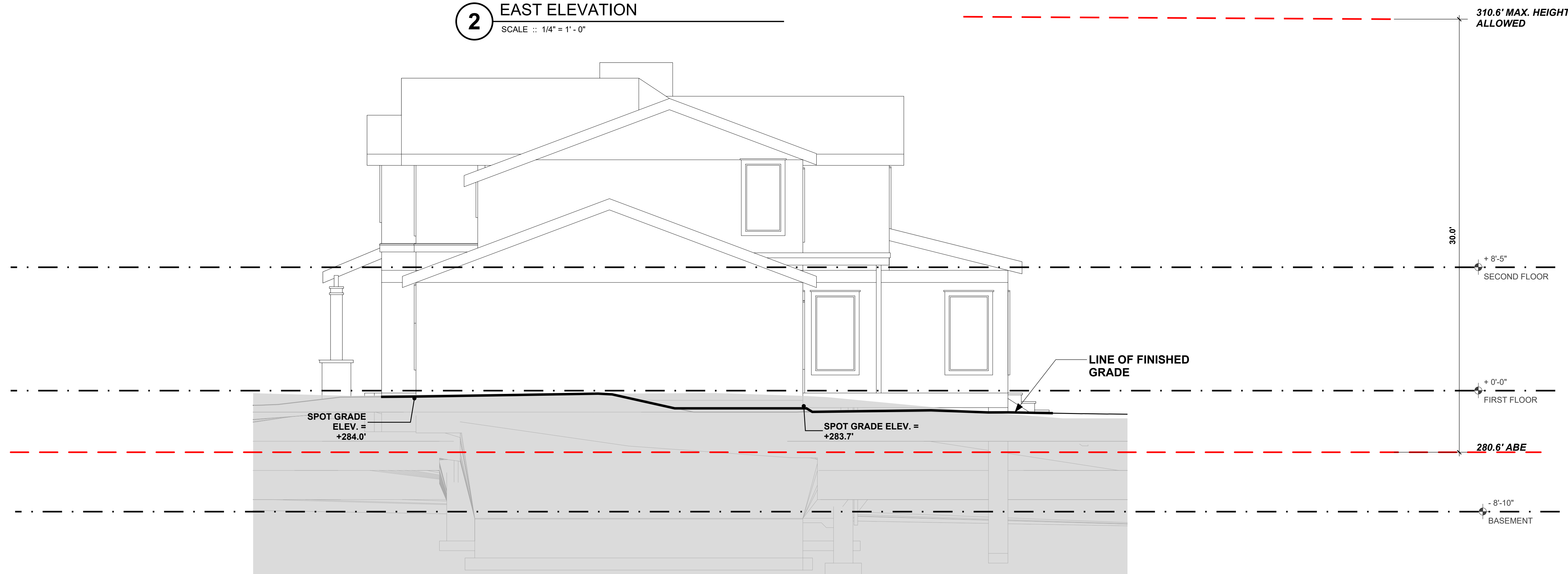


A1.13

EAST ELEVATION
 TREE PROTECTION PLAN

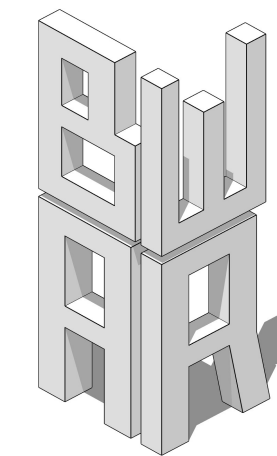


2 EAST ELEVATION
 SCALE :: 1/4" = 1'-0"



1 EAST ELEVATION
 SCALE :: 1/4" = 1'-0"

GROUND AT SECTION CUT
 (IN FRONT OF WHERE HOUSE
 MEETS GRADE)



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com

6715
REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
 STATE OF WASHINGTON

CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:
 Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima Remodel
 7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

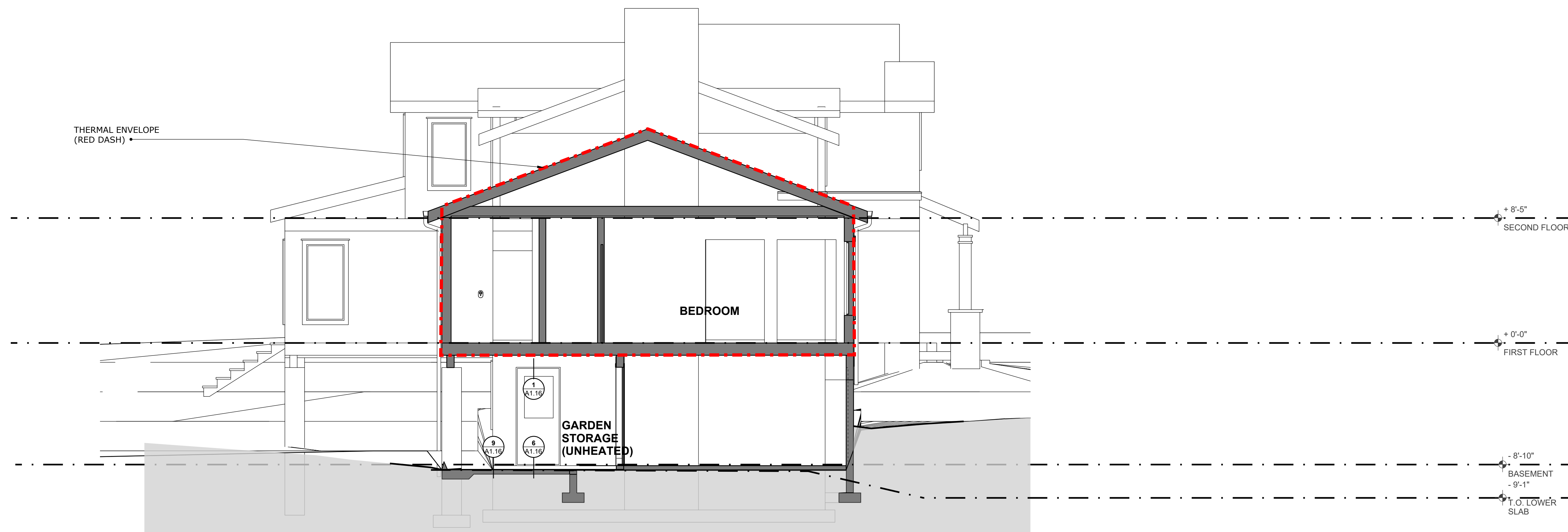
DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams



A1.14

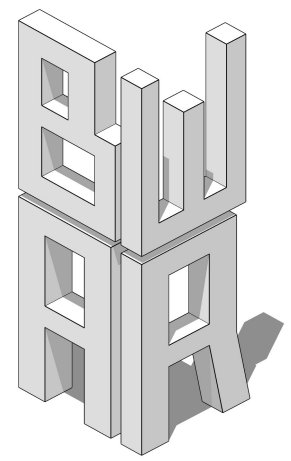
**BUILDING SECTIONS
 TREE PROTECTION PLAN**



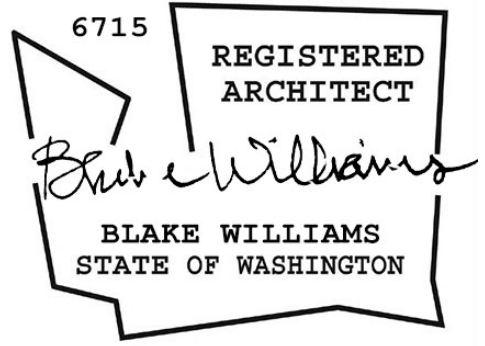
2 SECTION BB
 SCALE :: 1/4" = 1' - 0"



1 SECTION AA
 SCALE :: 1/4" = 1' - 0"



BW-AR LLC
 20309 124th Ave NE
 Bothell, WA 98011
 206.537.6090
 blake_020965@hotmail.com



CONSULTANT:
 JP Jones Engineerin
 gJordan Jones, PE
 711 Saint Helens
 Ave, Suite 208
 Tacoma, WA
 p. 253.448.7331

CONTRACTOR:
 Peter Davis Builders
 Inc
 7418 SE 24th St. Suite
 A
 Mercer Island, WA
 98040
 p.(206) 232-1883

OWNER:
 Chihiro Morishima
 7650 Ridgecrest Lane
 Mercer Island, WA
 98040
 p. (206) 550-8072
 cmorishima@gmail.co

Morishima Remodel
 7650 Ridgecrest Lane ::
 Mercer Island, WA ::
 98040

DOCUMENT DATE:
 December 27, 2025

DRAWN BY:
 Blake Williams
CHECKED BY:
 Blake Williams

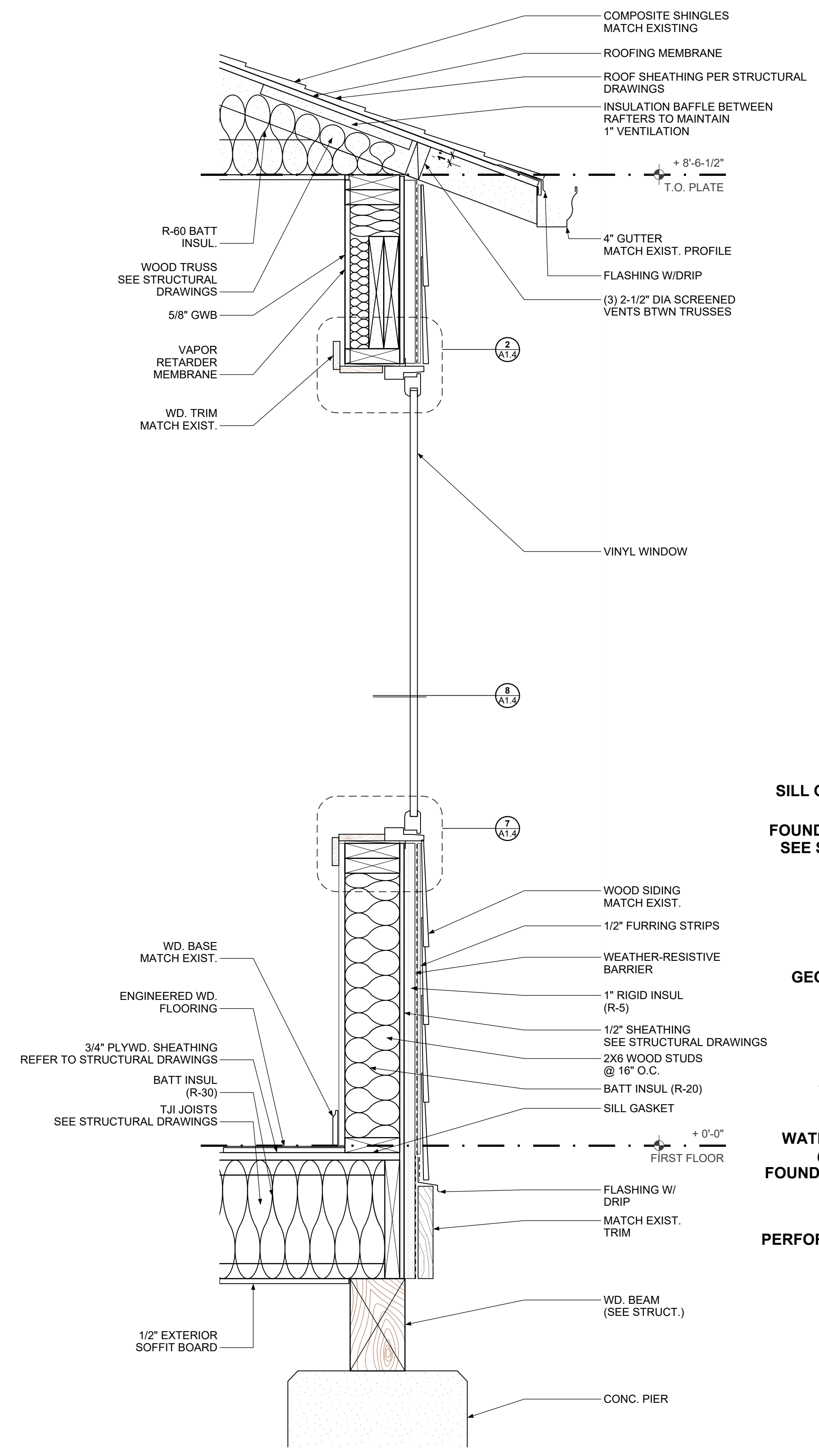


1 SECTION AA
 SCALE :: 1/4" = 1'-0"

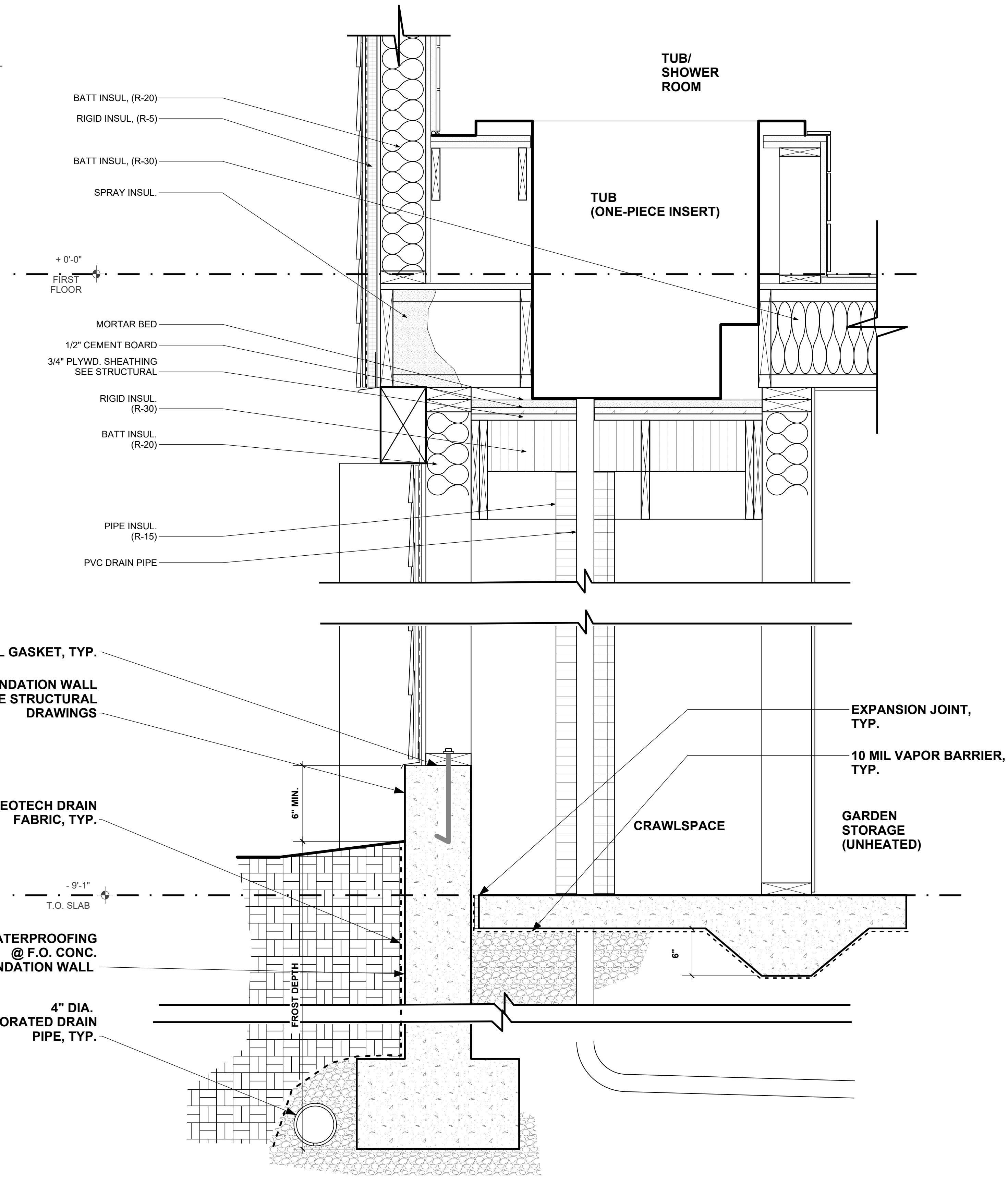


A1.15

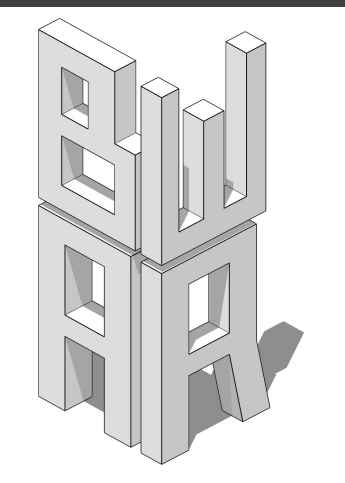
BUILDING SECTIONS
 TREE PROTECTION PLAN



02 TYPICAL WALL SECTION
SCALE :: 1-1/2" = 1' - 0"



01 SECTION AT TUB
SCALE :: 1-1/2" = 1' - 0"



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com

6715
REGISTERED ARCHITECT
Blake Williams
BLAKE WILLIAMS
STATE OF WASHINGTON

CONSULTANT:
JP Jones Engineerin
gJordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:
Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.co
Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

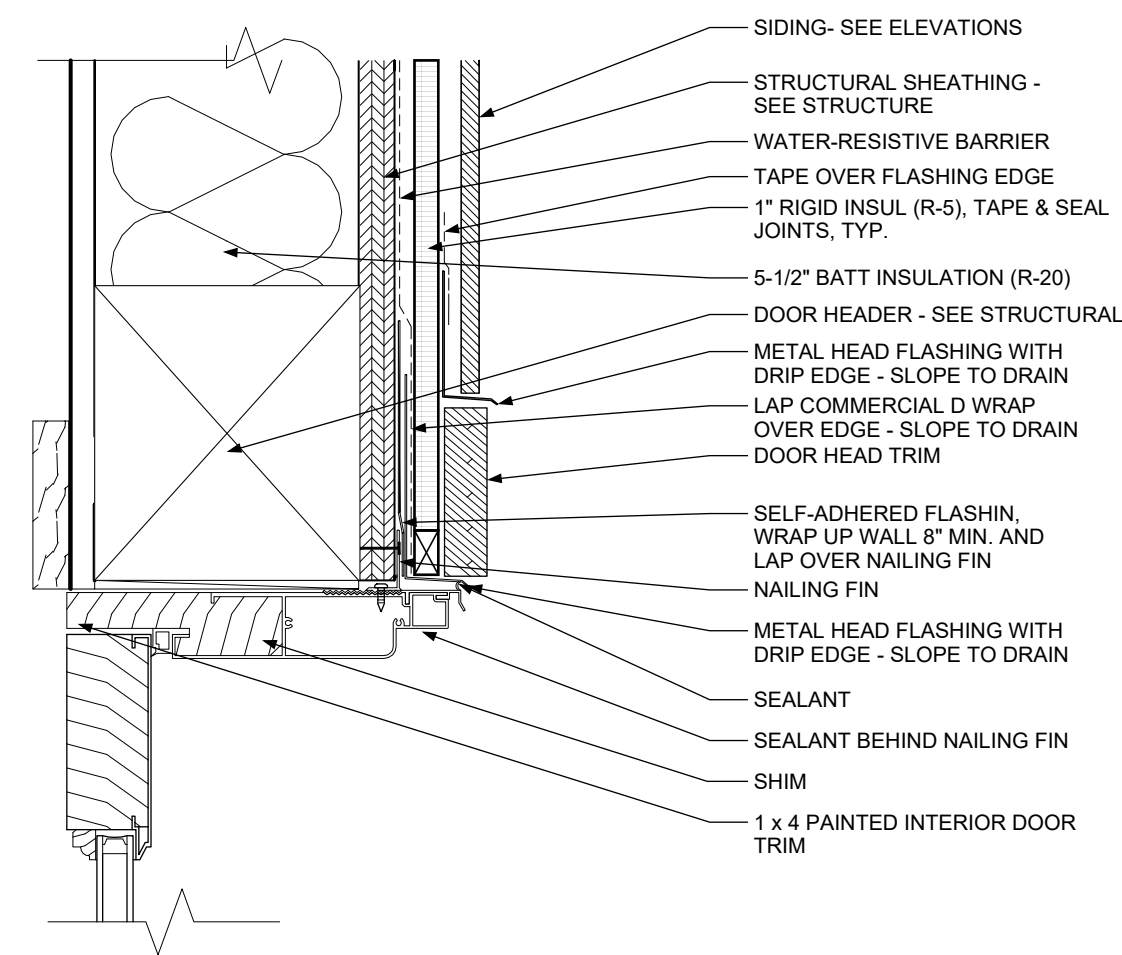
DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams

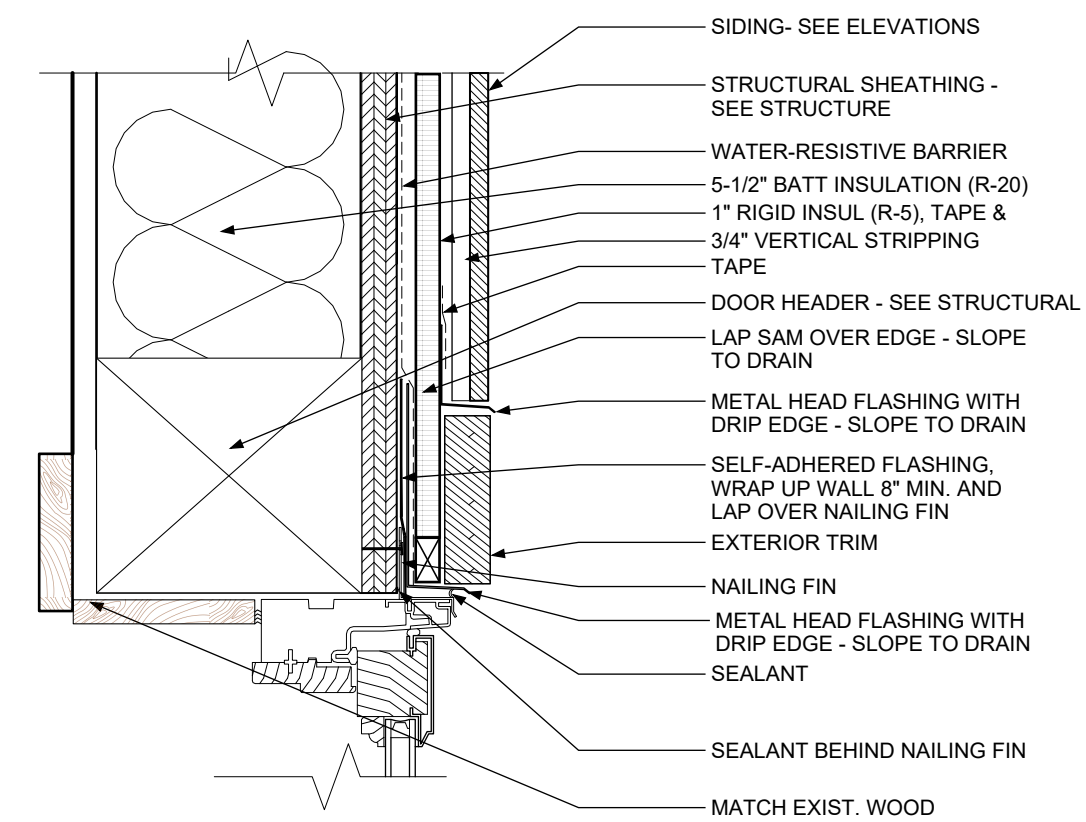


A1.16

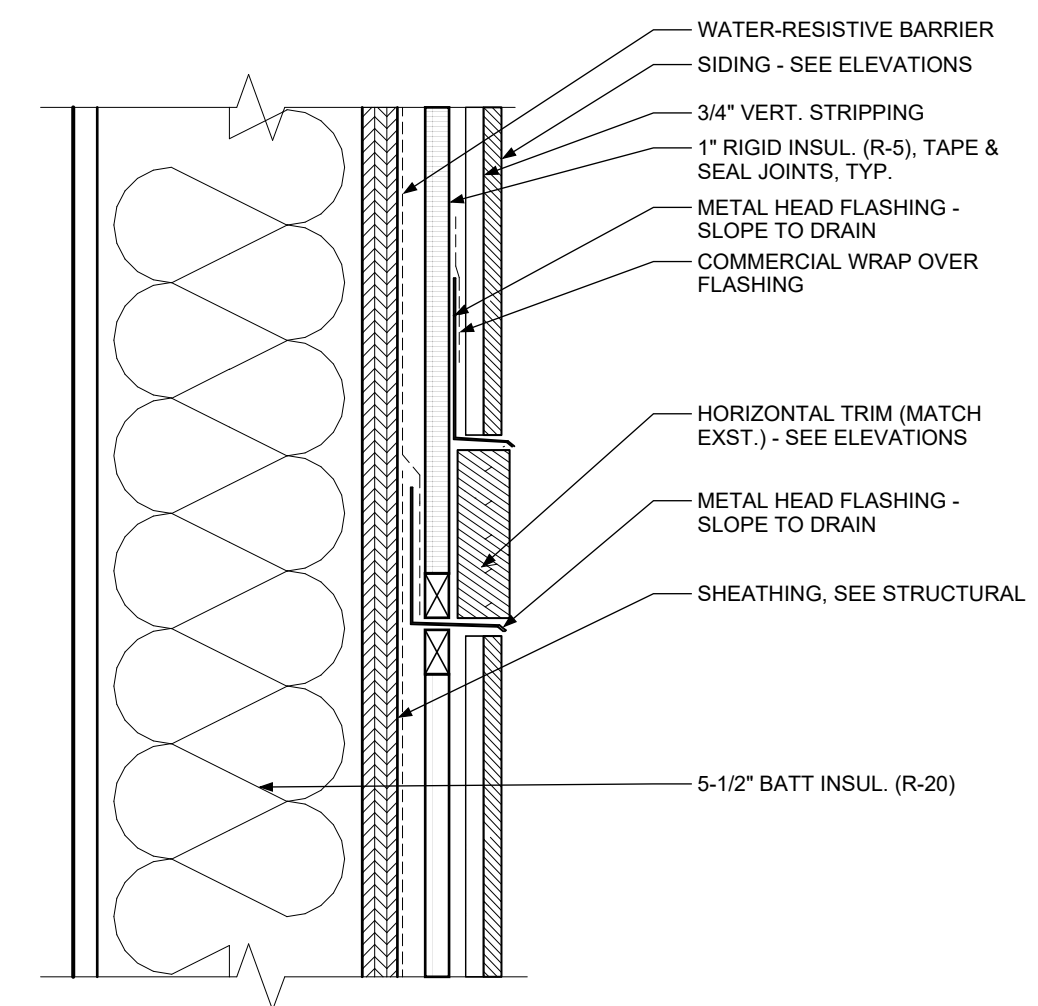
WALL SECTIONS
TREE PROTECTION PLAN



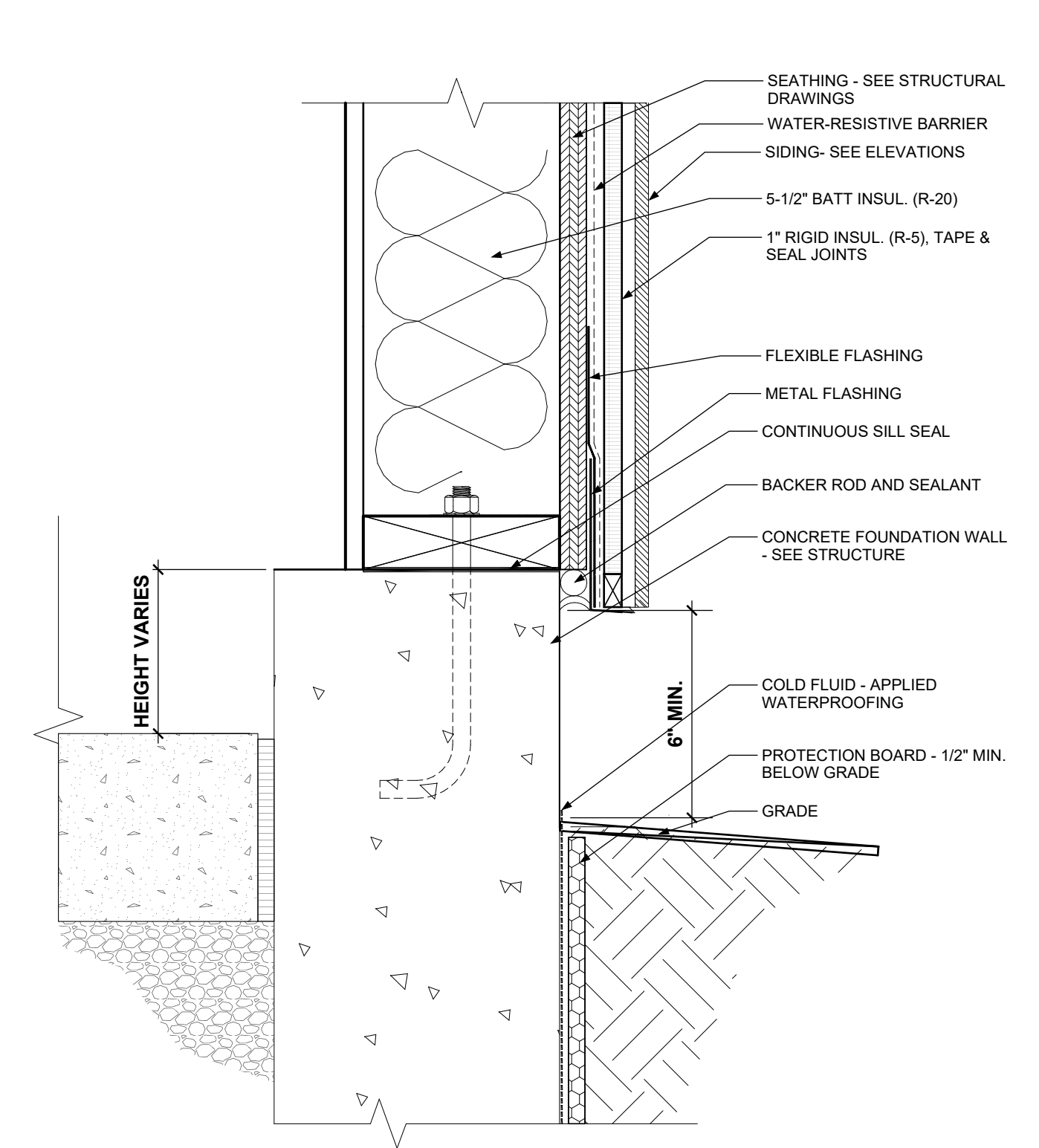
1 DETAIL - Door Head
SCALE :: 3" = 1' - 0"



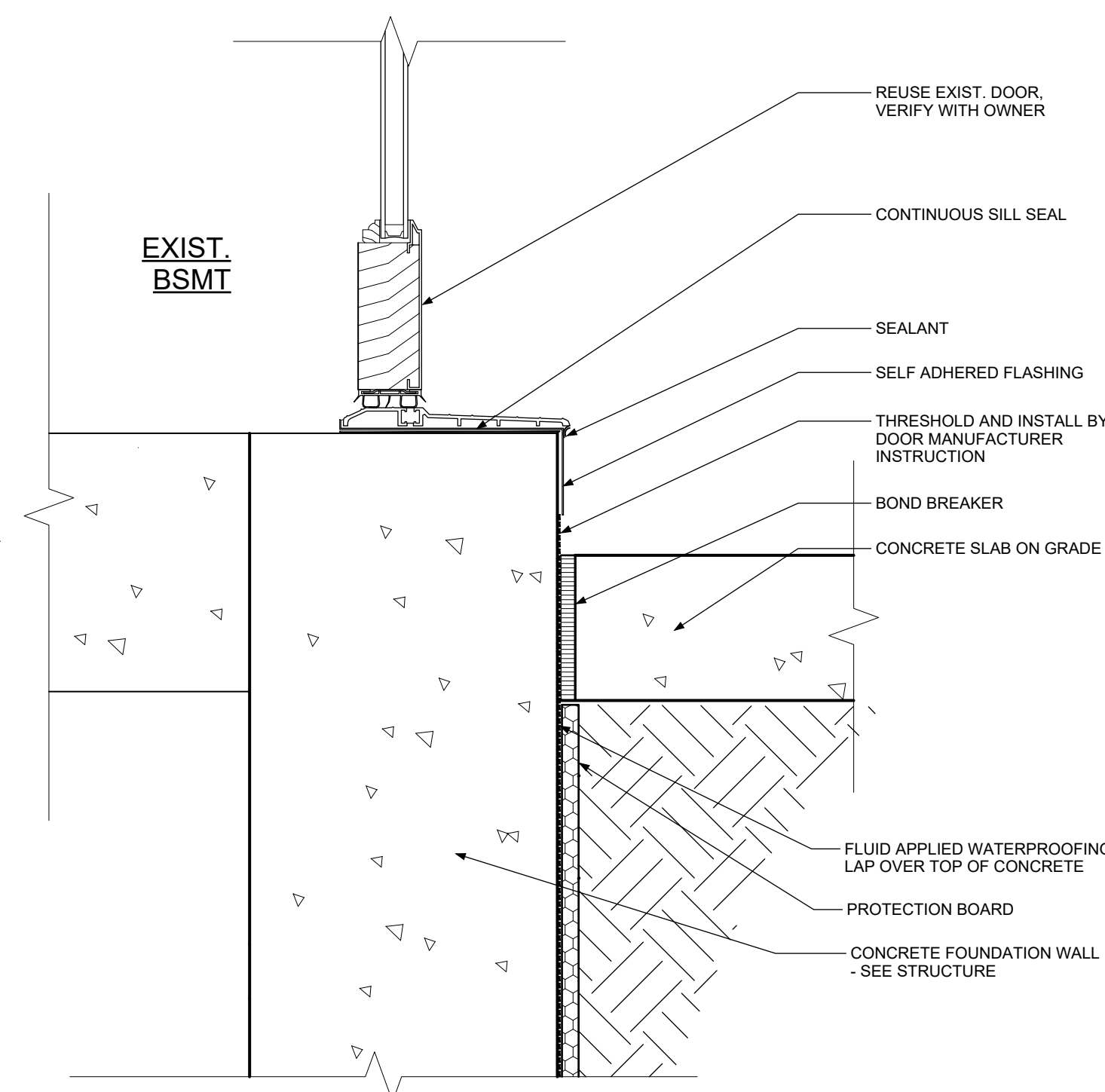
2 DETAIL - Window Head
SCALE :: 3" = 1' - 0"



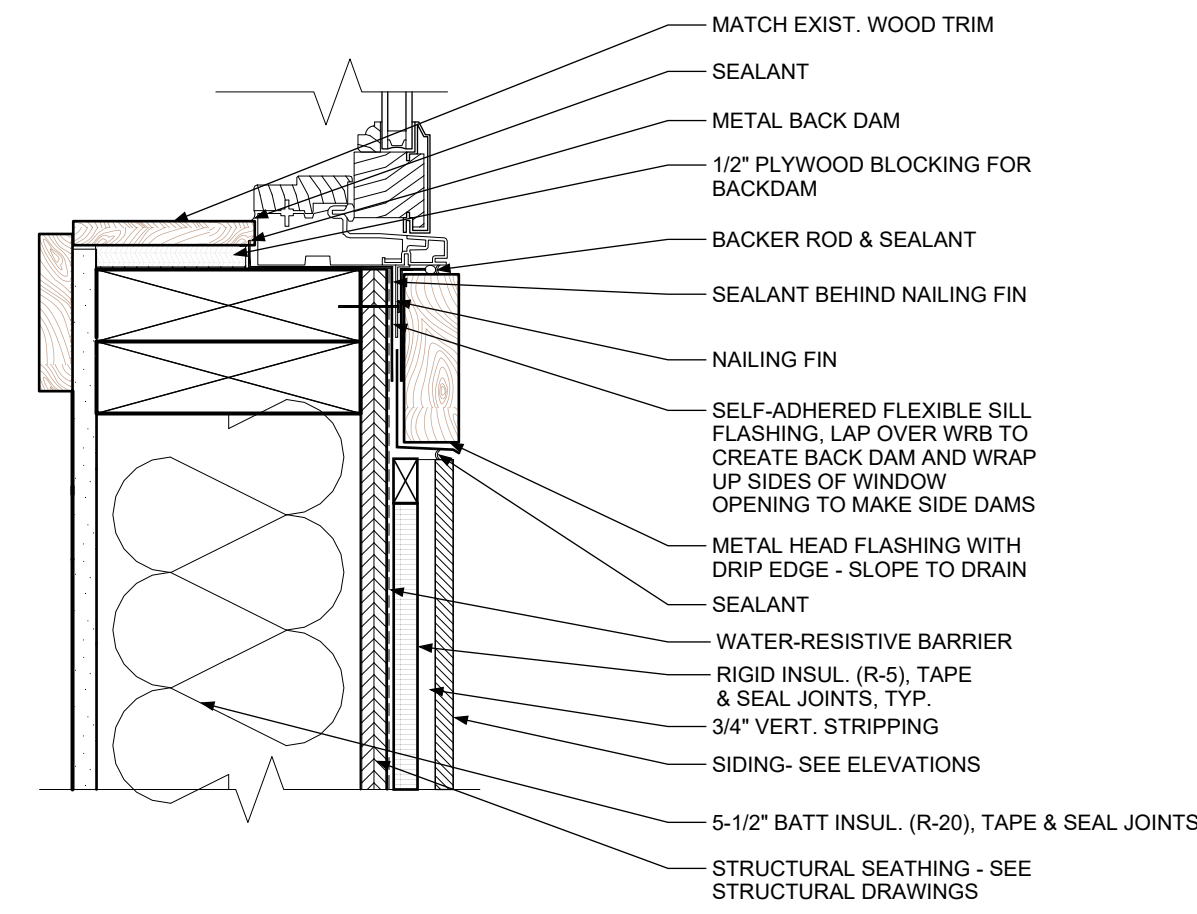
4 DETAIL - Exterior Cladding at Horizontal Trim
SCALE :: 3" = 1' - 0"



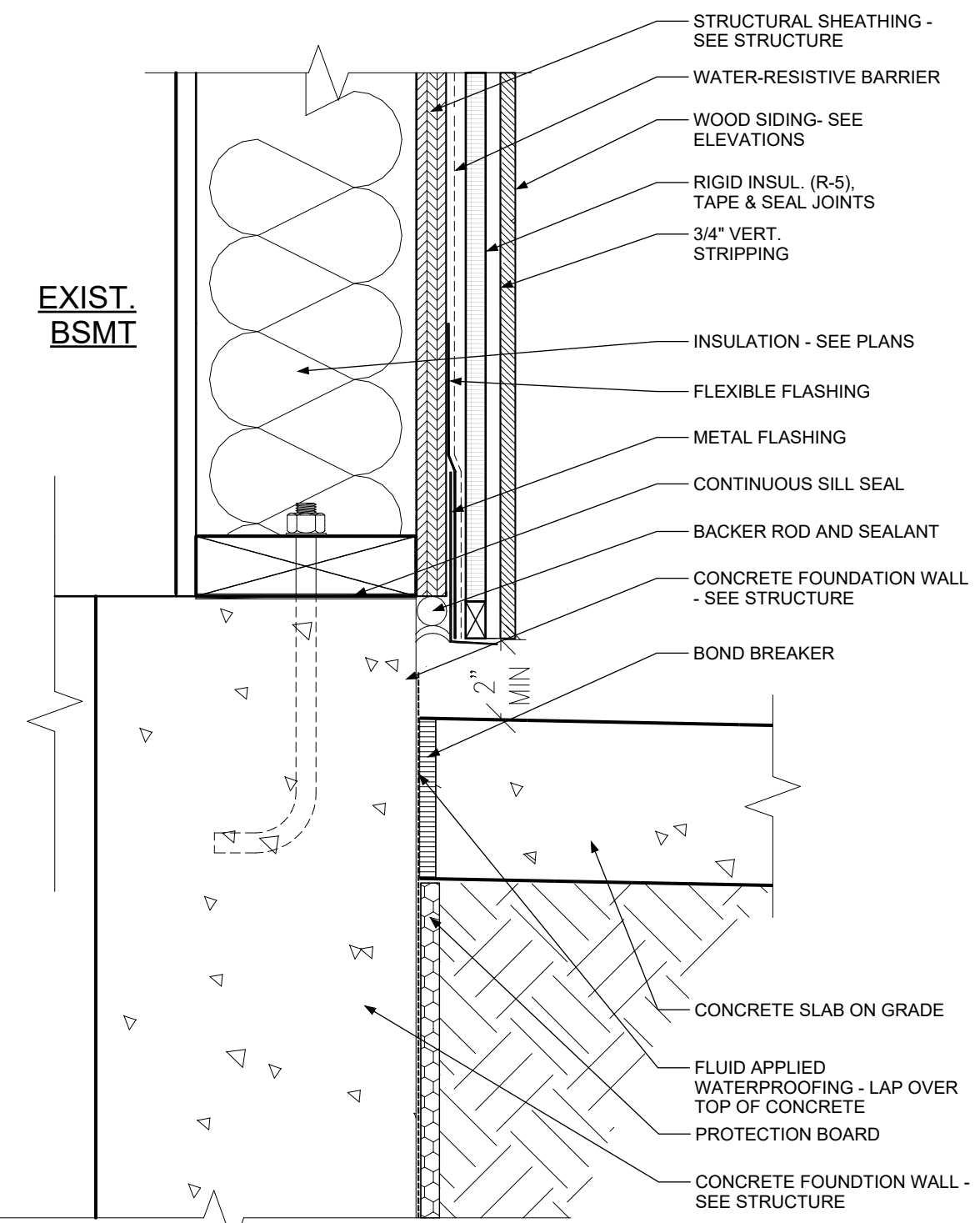
5 DETAIL - Exterior Cladding at Foundation
SCALE :: 3" = 1' - 0"



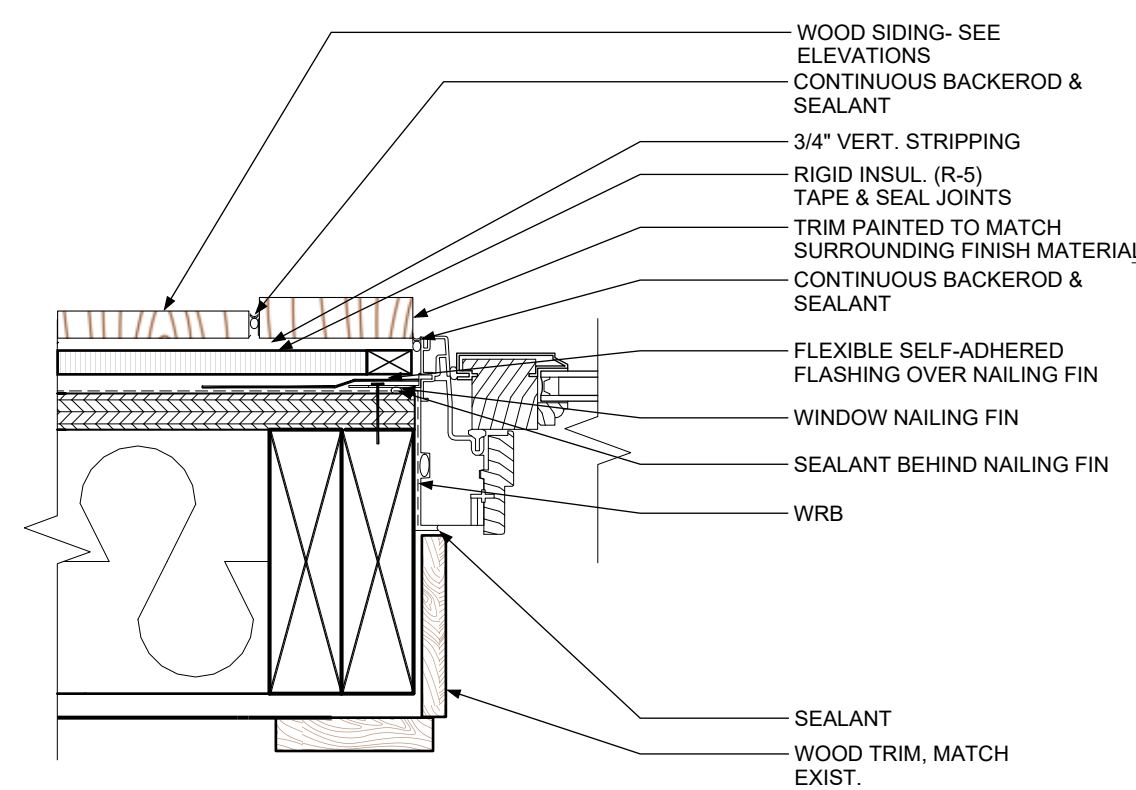
6 DETAIL - Door Threshold
SCALE :: 3" = 1' - 0"



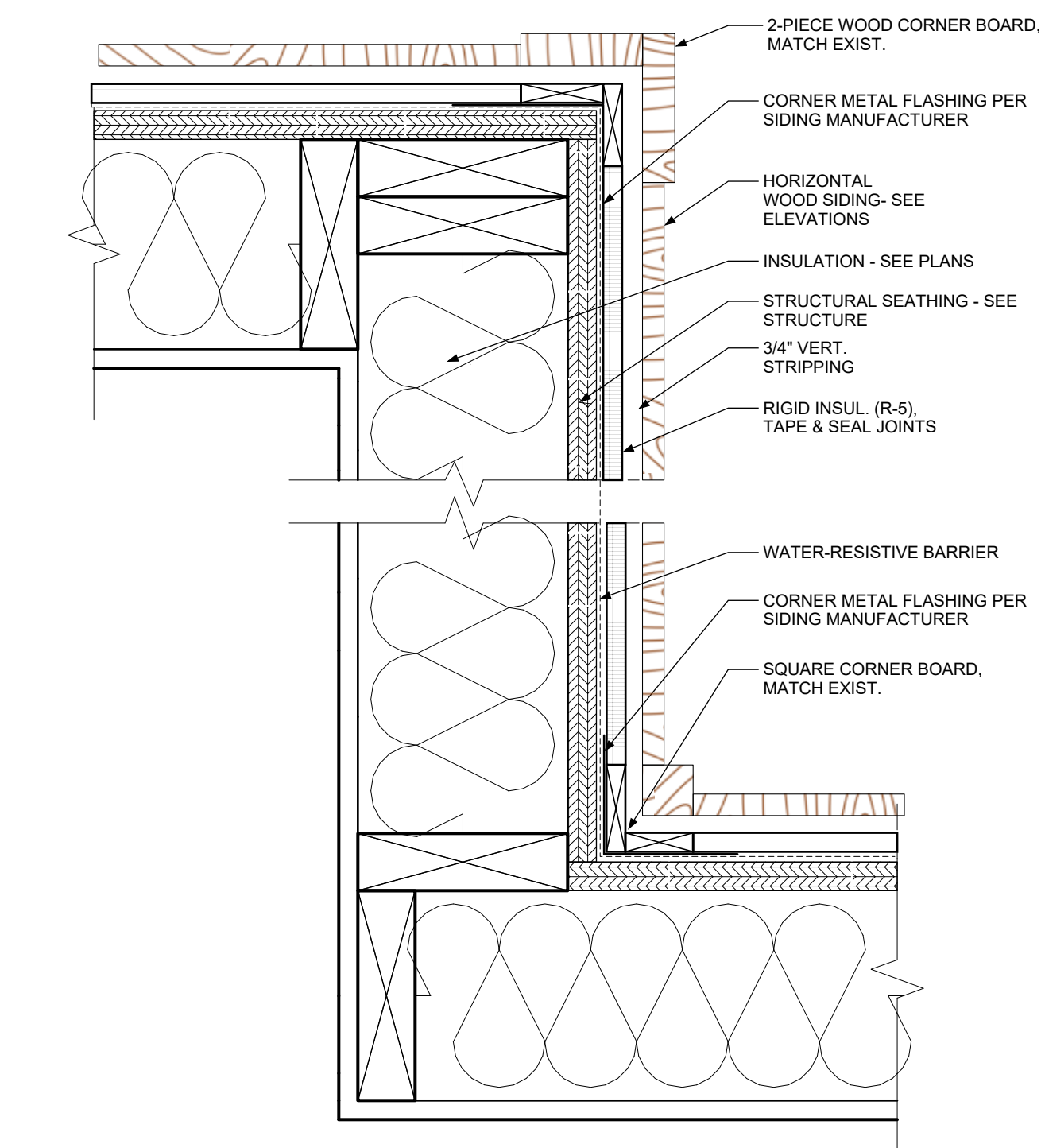
7 DETAIL - Window Sill
SCALE :: 3" = 1' - 0"



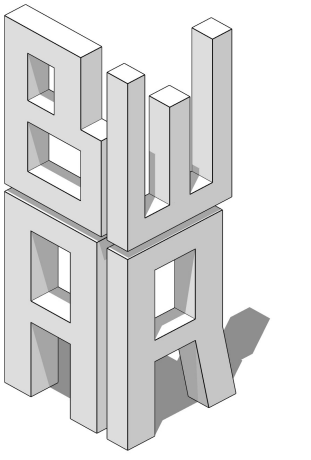
9 DETAIL - Exterior Cladding at Slab on Grade
SCALE :: 3" = 1' - 0"



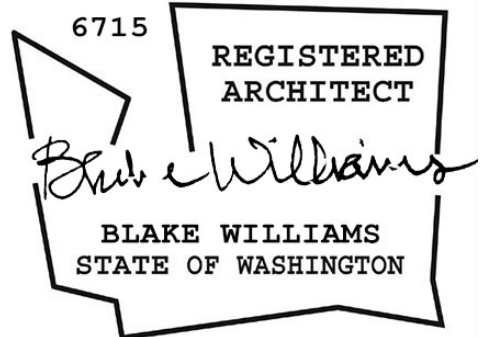
8 DETAIL - Window Jamb at Exterior
SCALE :: 3" = 1' - 0"



10 DETAIL - Exterior Cladding Interior and Exterior Corners
SCALE :: 3" = 1' - 0"



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020945@hotmail.com



CONSULTANT:
JP Jones Engineering
gJordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:
Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.com
Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

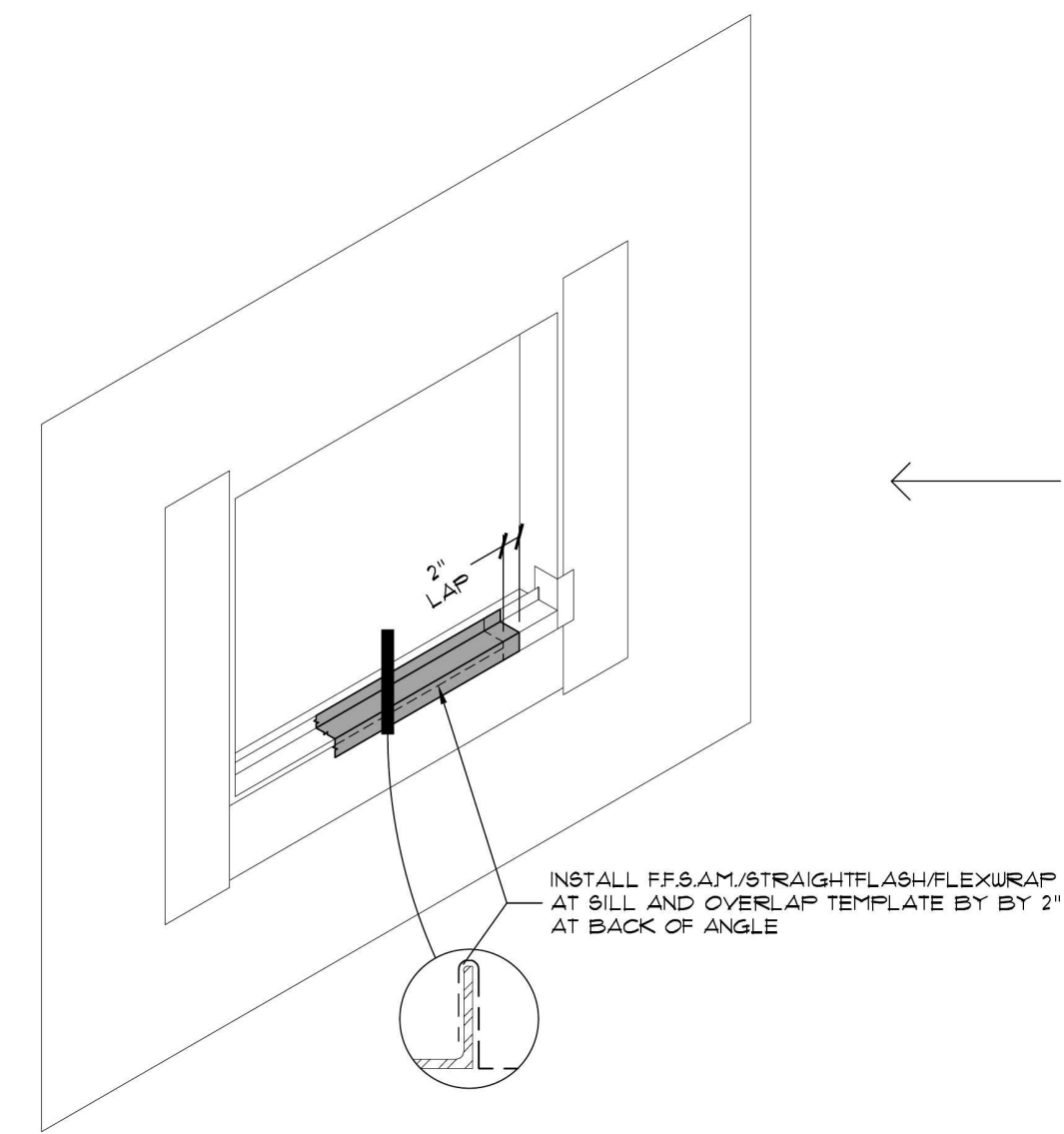
DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams

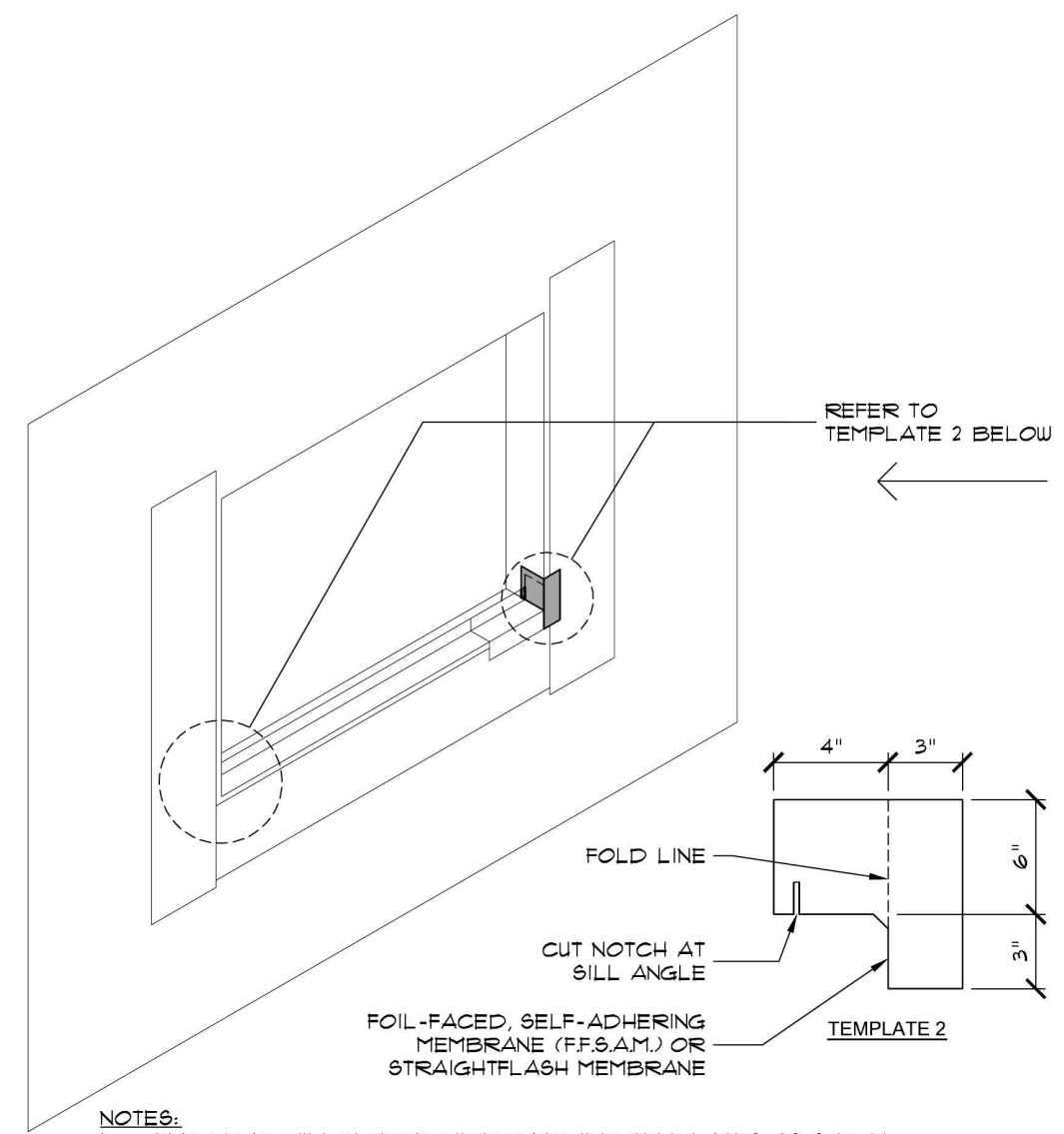


A1.17

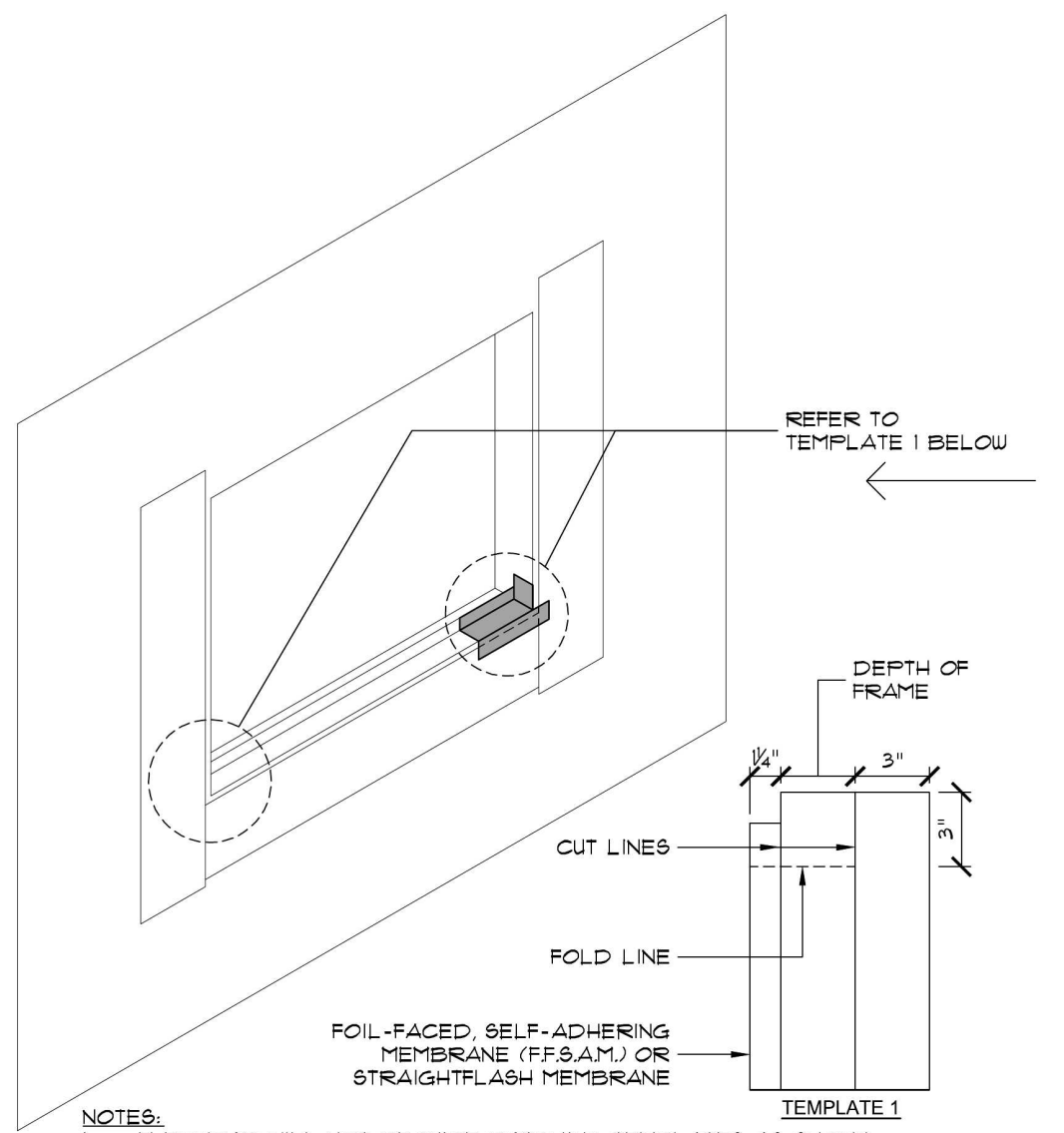
EXTERIOR DETAILS
TREE PROTECTION PLAN



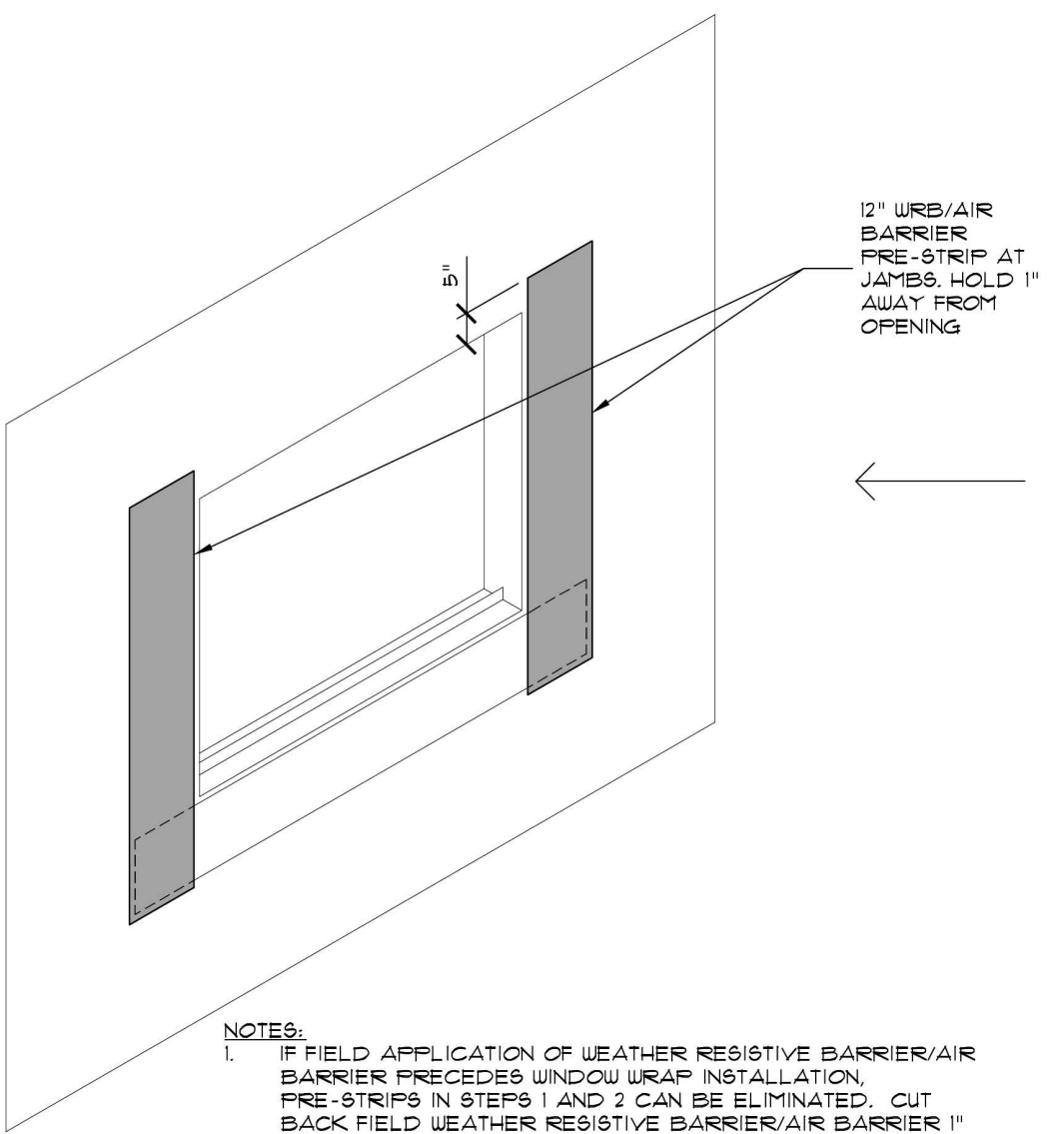
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 5
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



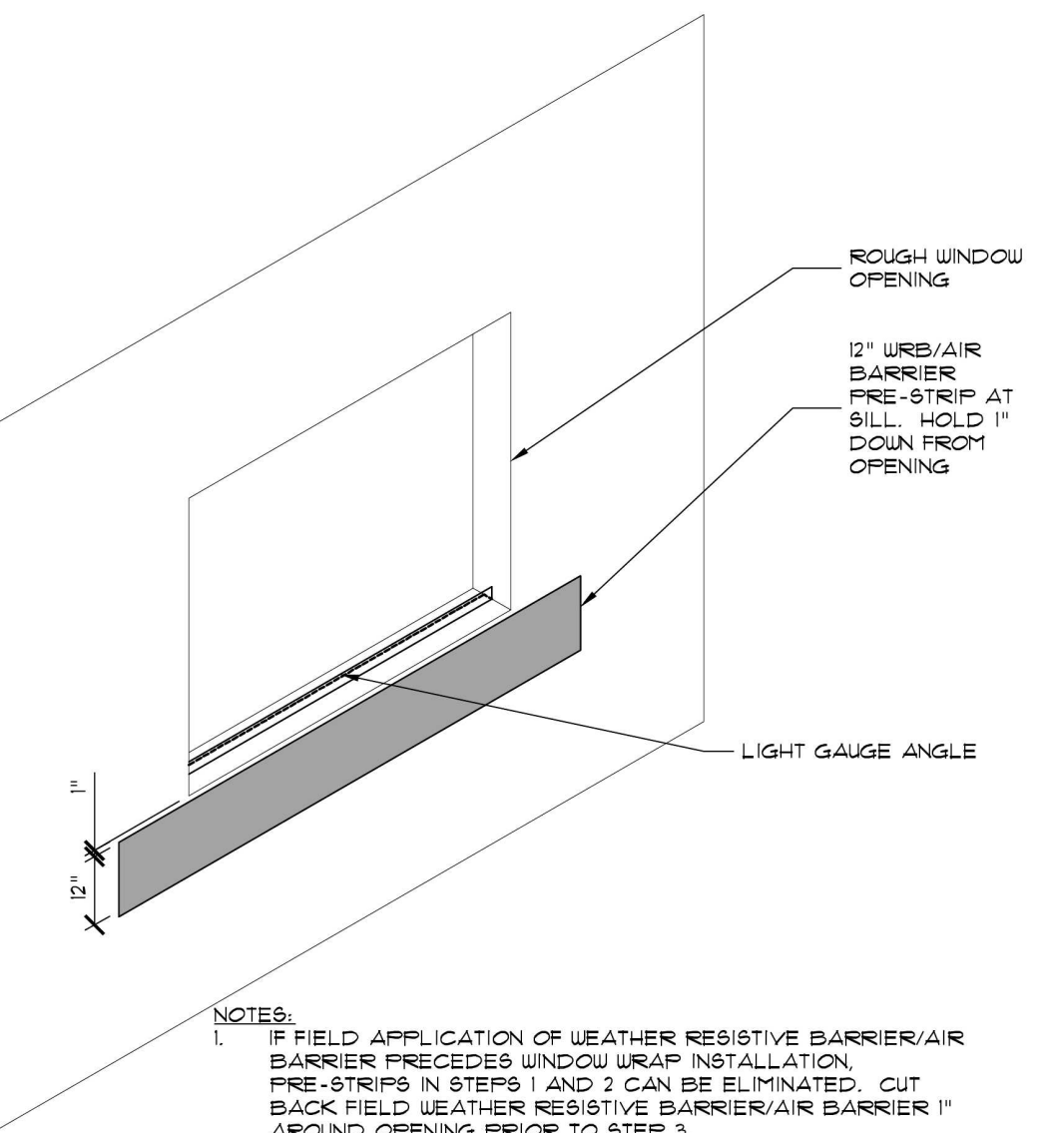
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 4
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



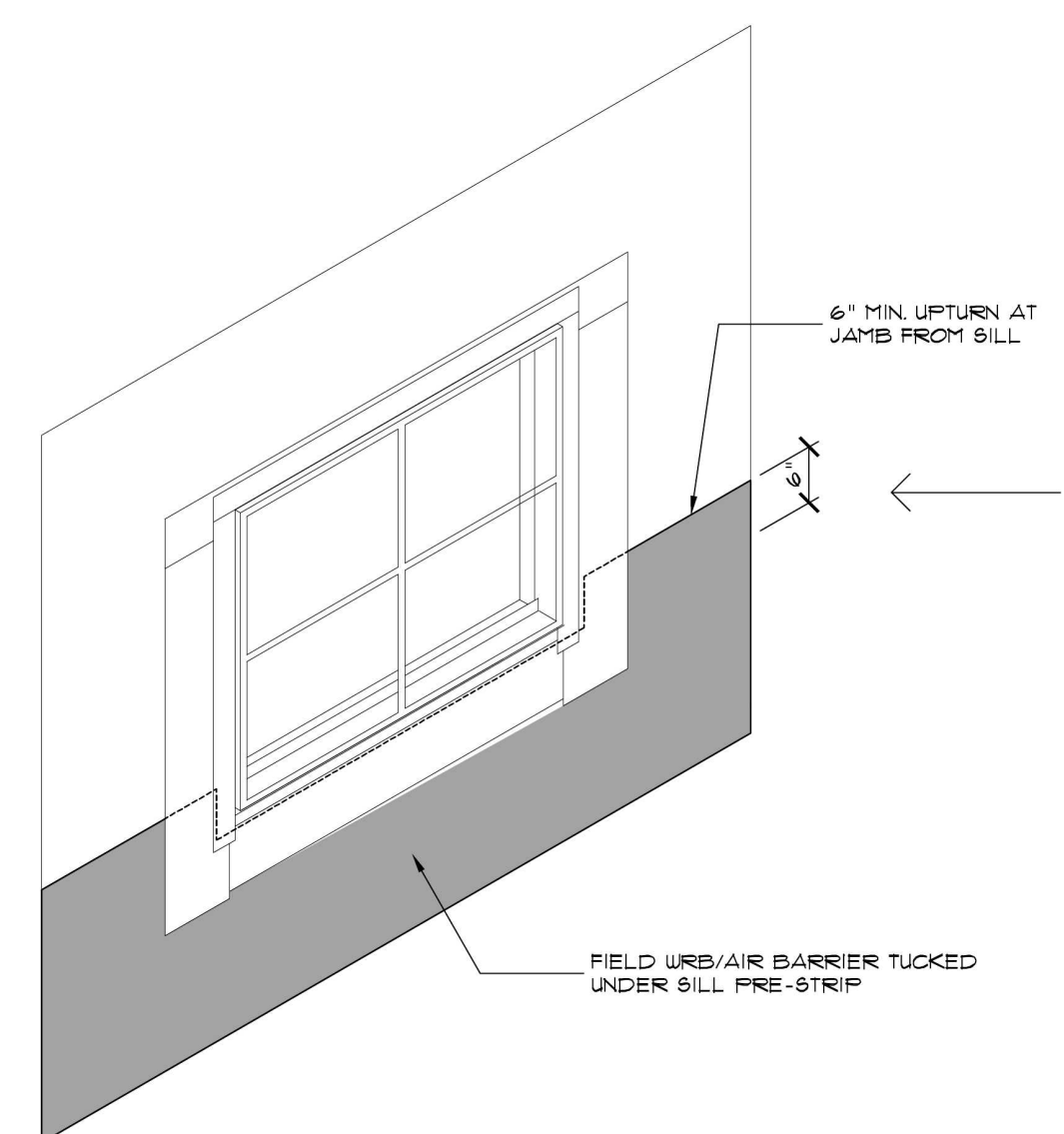
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 3
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



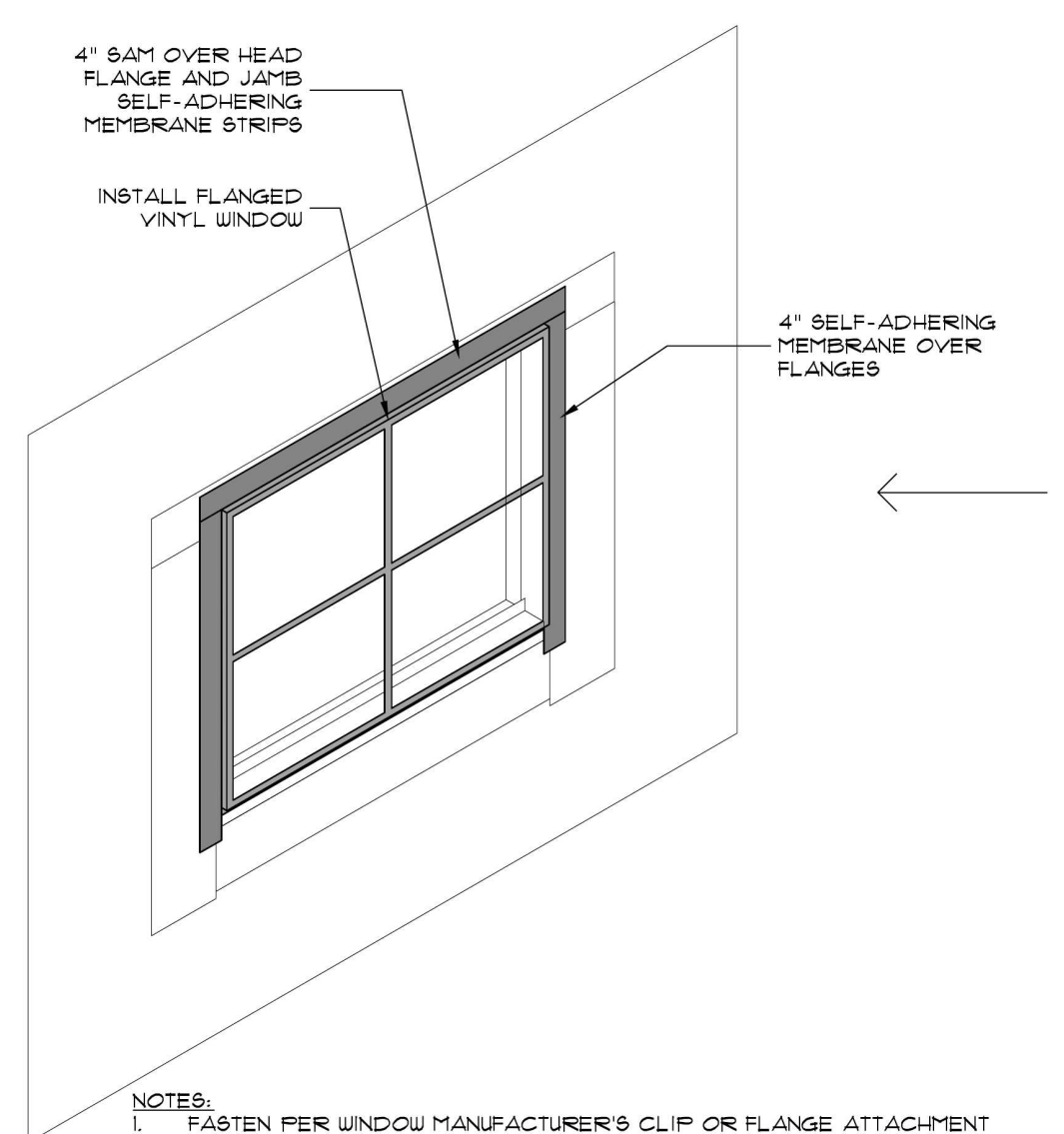
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 2
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



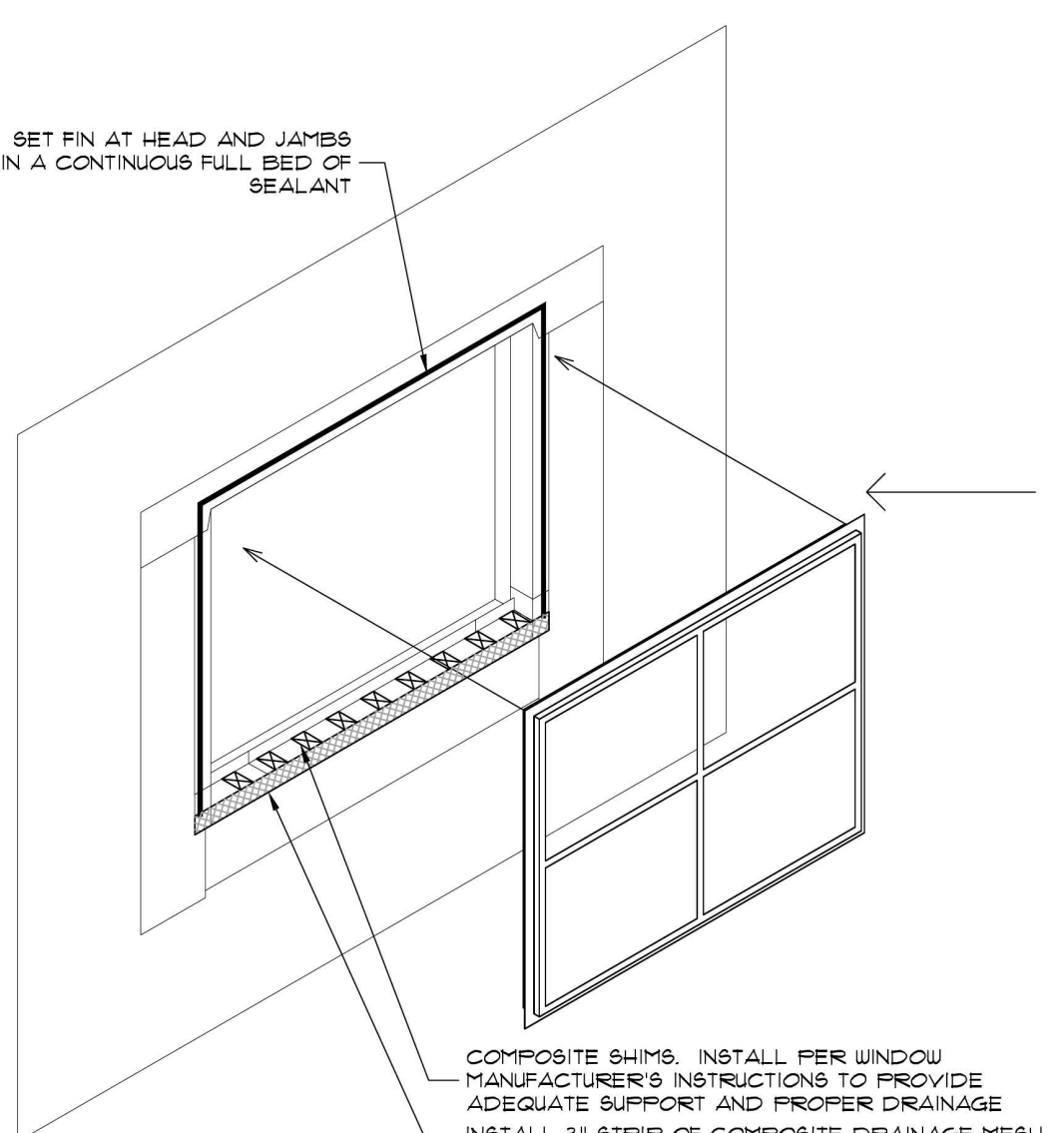
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 1
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



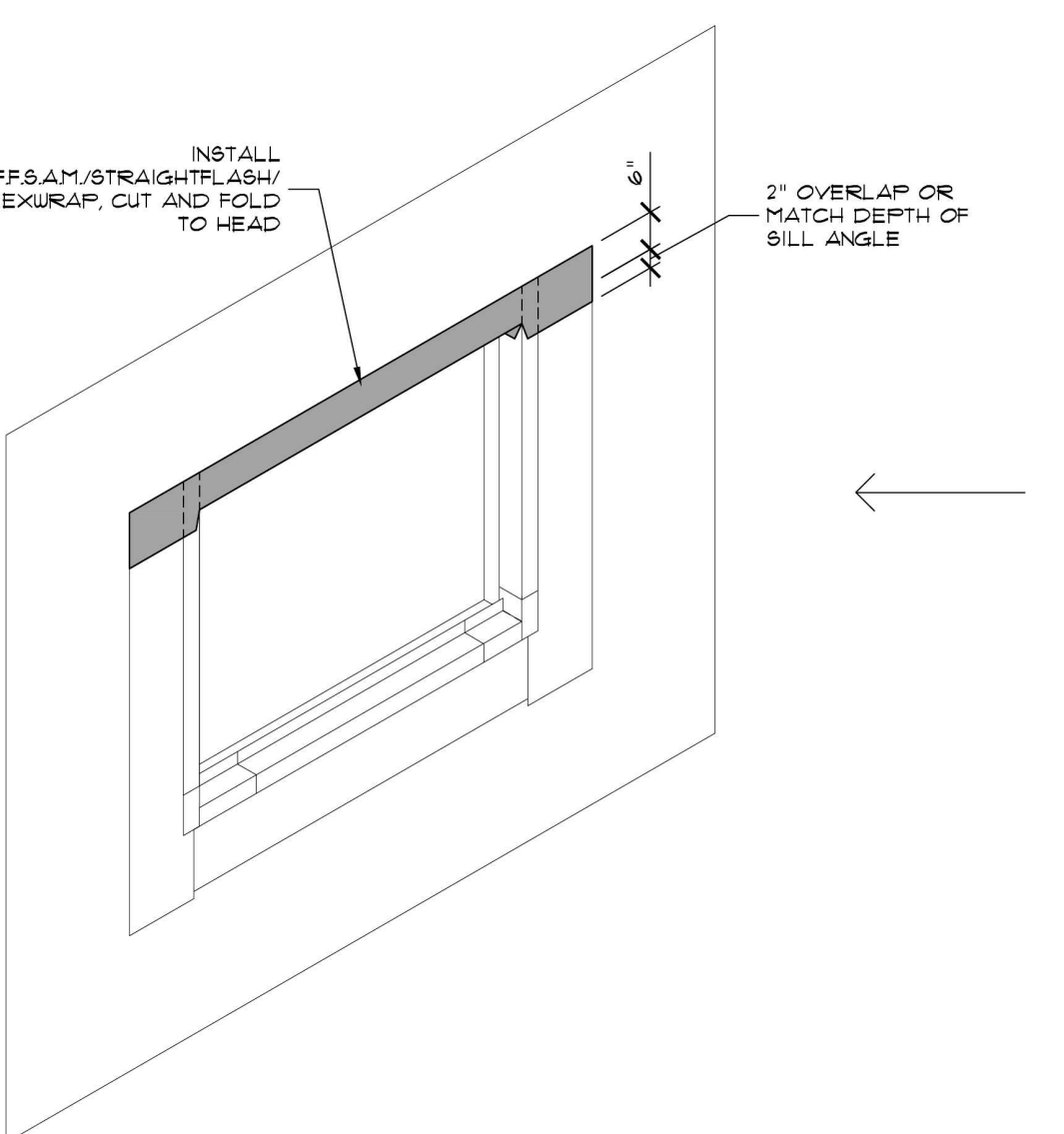
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 10
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



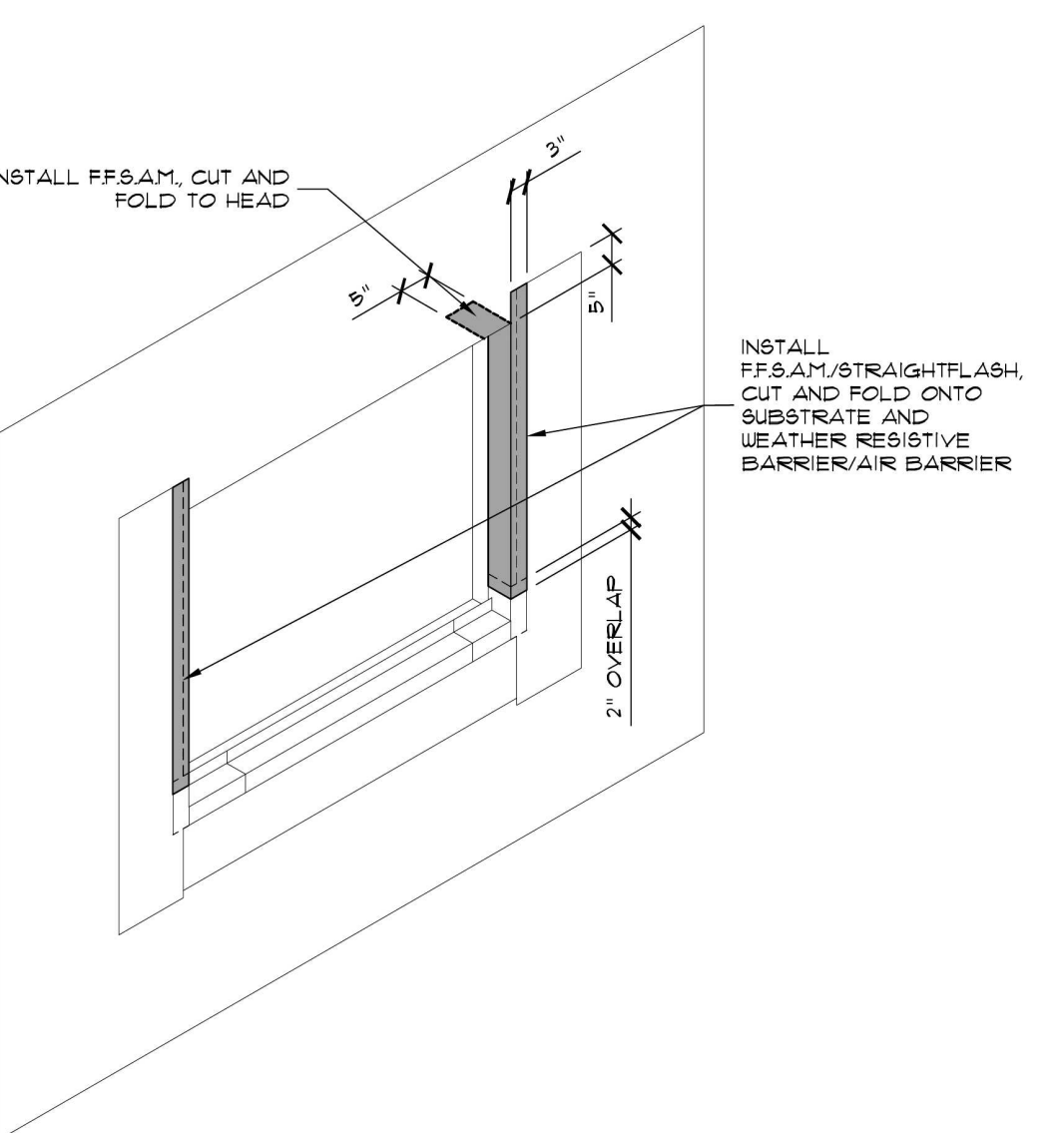
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 9
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



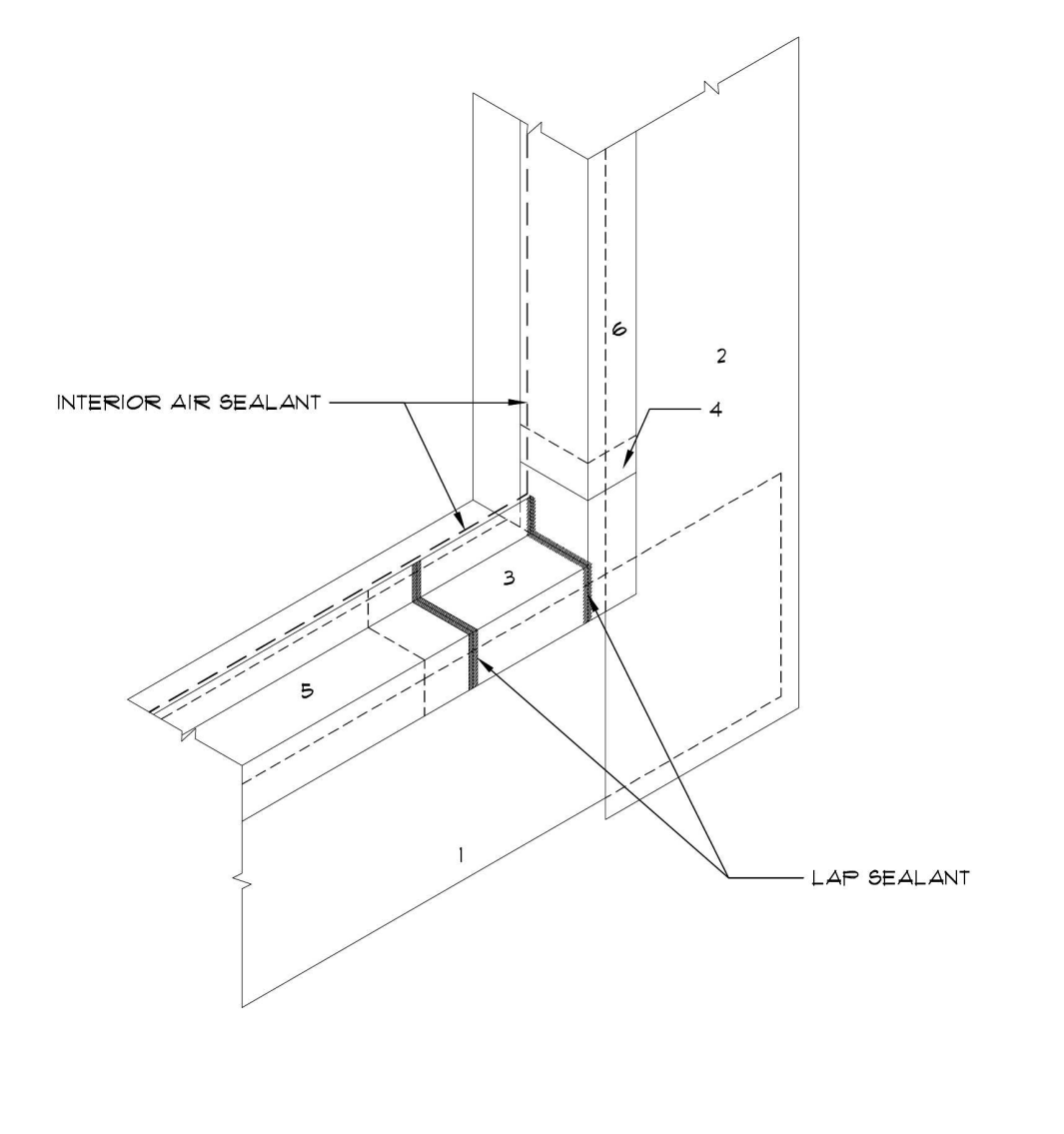
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 8
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



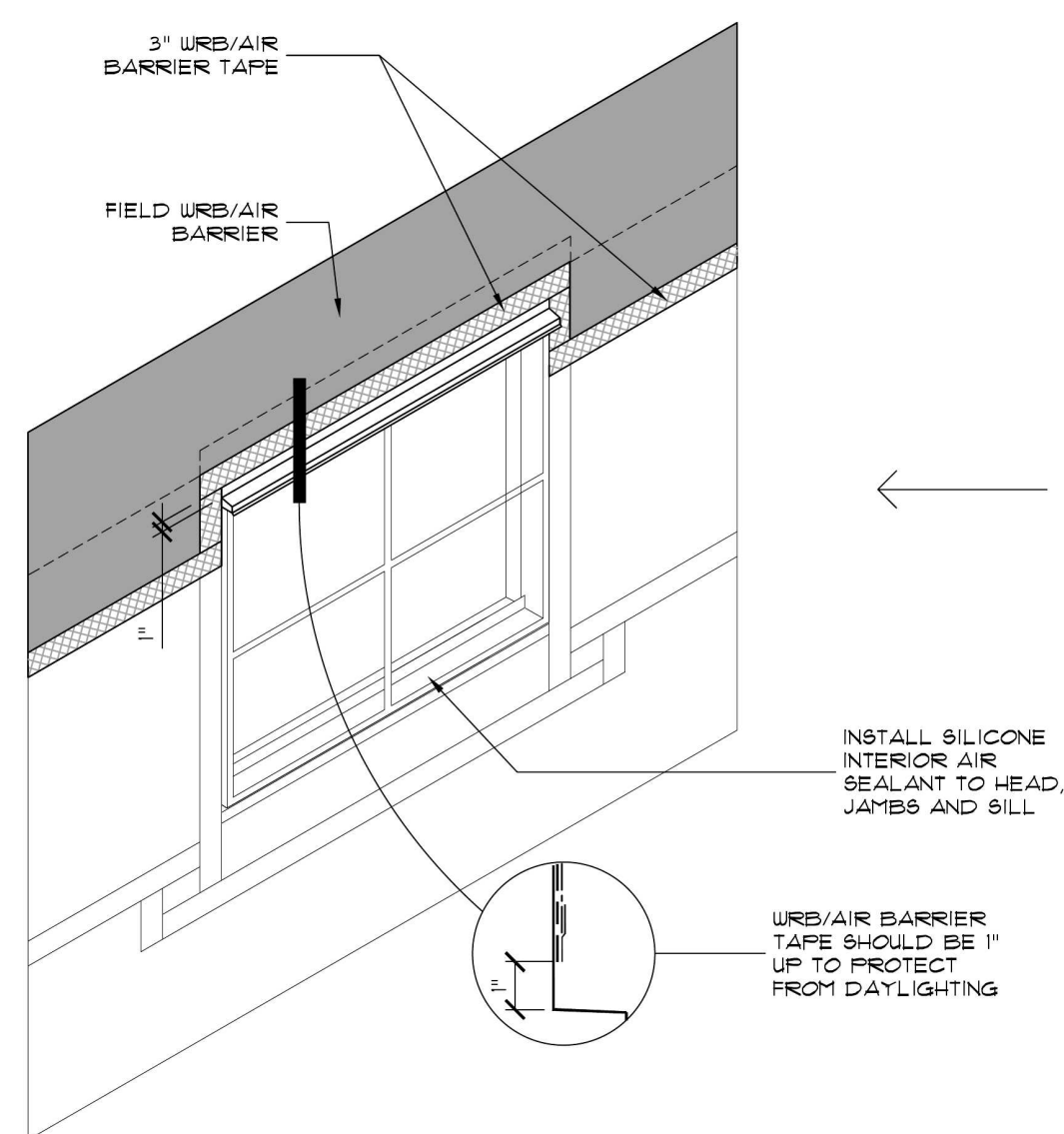
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 7
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



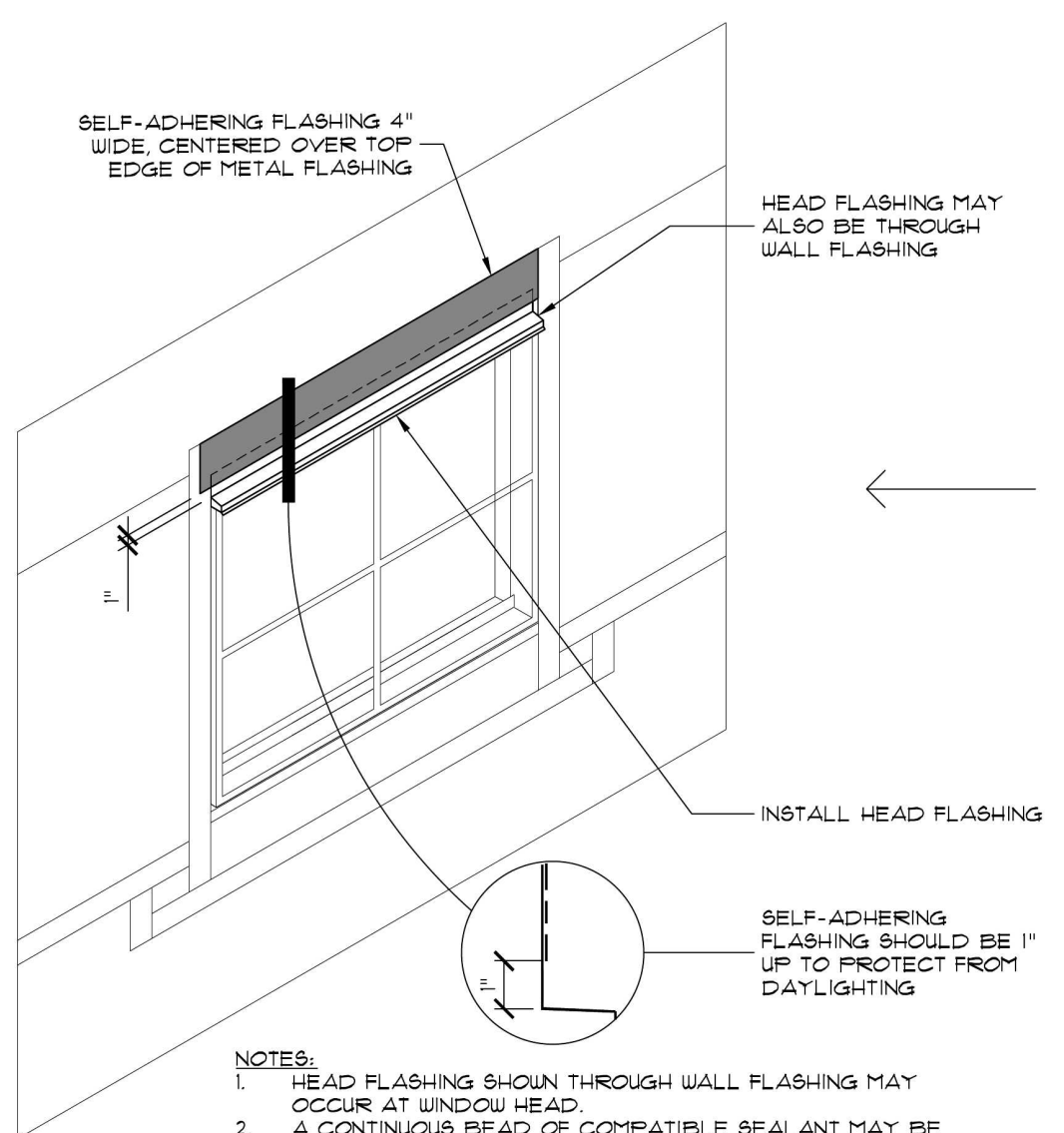
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 6
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



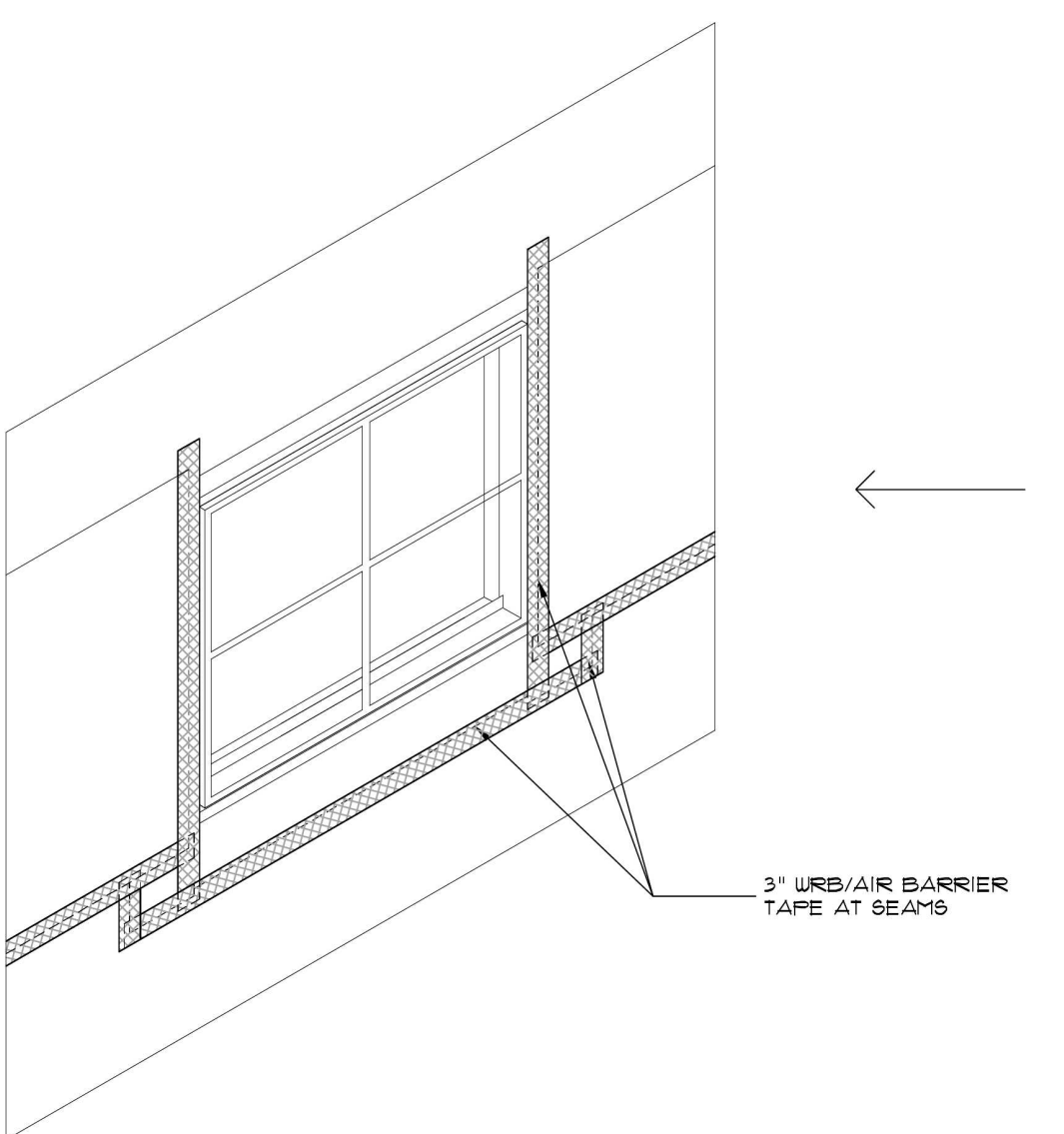
WINDOW OPENING SEQUENCE CORNER DETAIL ISOMETRIC
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-642



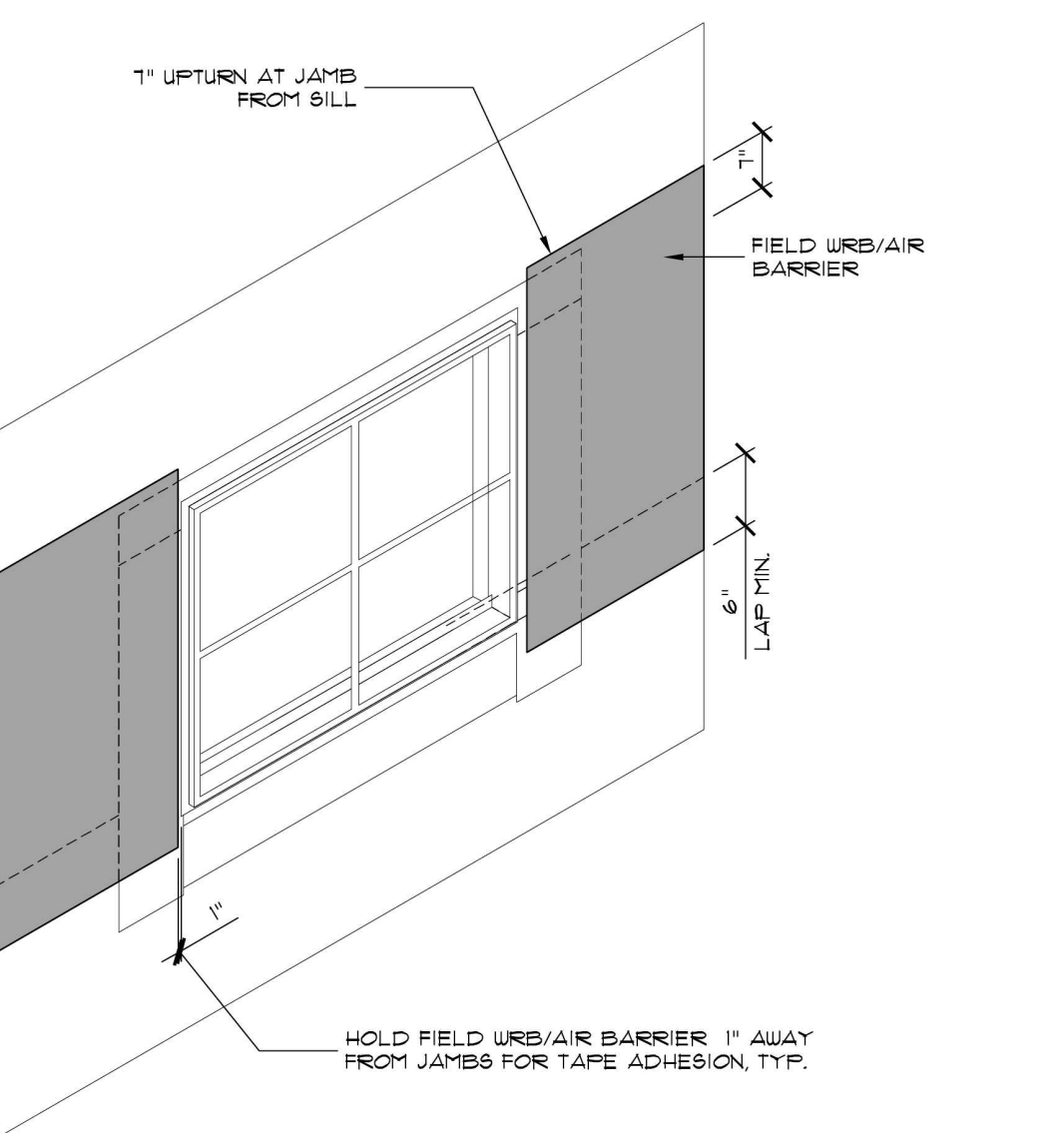
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 14
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



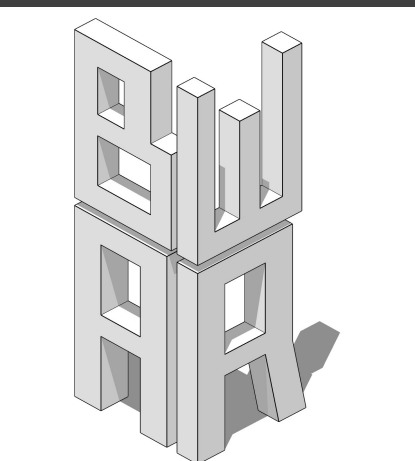
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 13
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



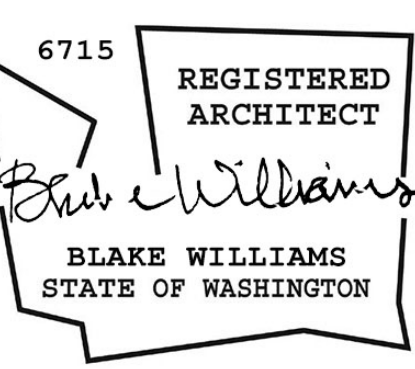
MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 12
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



MID-RISE WINDOW INSTALLATION SEQUENCE w/RAINSCREEN: STEP 11
SCALE: 1/2" = 12" NOTE: SOME ASSEMBLIES EXPLODED FOR CLARITY. DO NOT SCALE DETAILS. A-530



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com



CONSULTANT:
JP Jones Engineering
Jordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

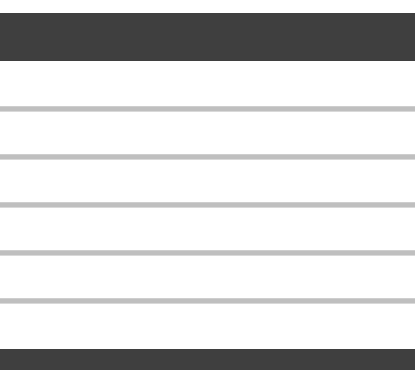
CONTRACTOR:
Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams

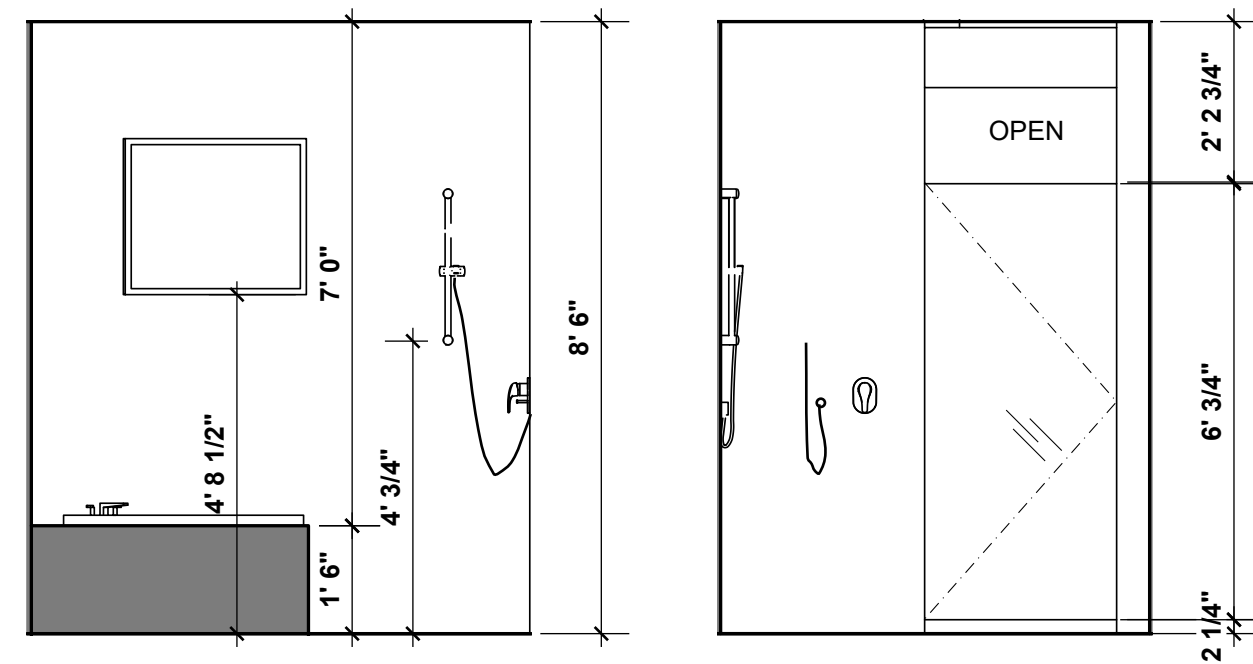


A1.18

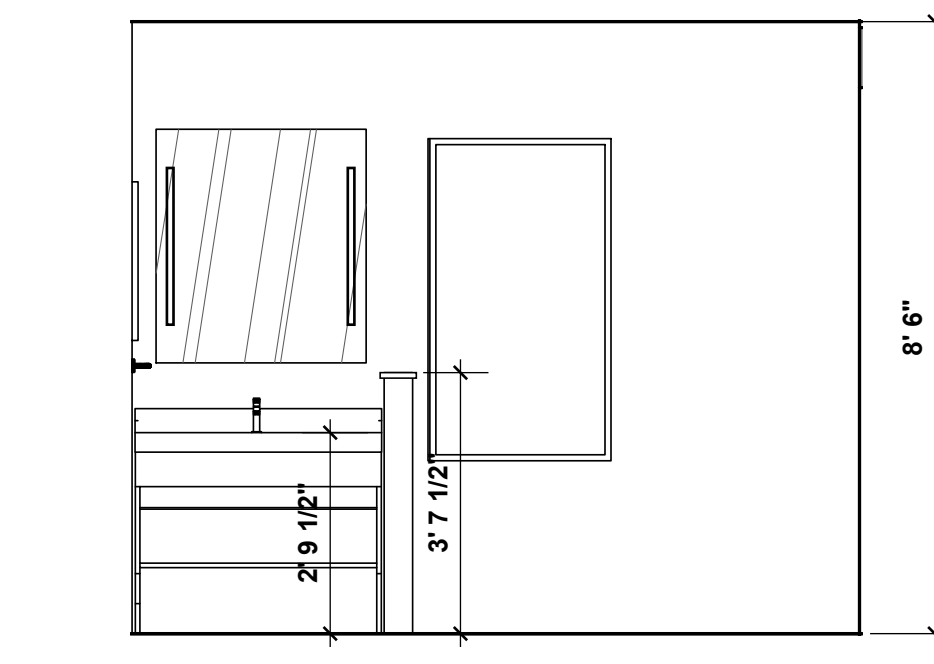
WINDOW FLASHING SEQUENCE

FINISH SCHEDULE					
SYMBOL	TYPE	MFR	COLOR	FINISH	COMMENTS
P-1	PAINT	SHERWIN WILLIAMS	-	-	EXTERIOR WALL
P-2	PAINT	-	-	-	EXTERIOR TRIM
P-3	PAINT	-	-	-	INTERIOR WALL
P-4	PAINT	-	-	-	INTERIOR CEILING
P-5	PAINT	-	-	-	INTERIOR TRIM
WD-1	WOOD	-	-	-	FLOORING
SS	SOLID SURFACE	-	-	-	-
CT-1	CERAMIC TILE	-	-	-	-
CT-2	CERAMIC TILE	-	-	-	-

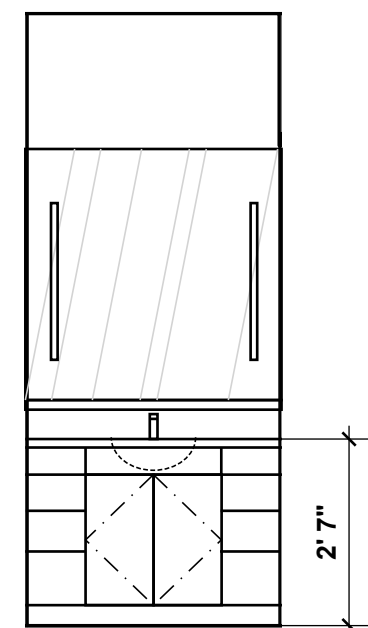
WINDOW SCHEDULE						
SYMBOL	TYPE	FRAME	ROUGH OPENING	GLAZING SF	U-VALUE	REMARKS
A	1	VINYL	8'-5 3/4" x 5'-2"	39.5	.30	-
B	2	VINYL	2'-6 1/2" x 4'-5"	9.9	.30	-
D	3	VINYL	2'-6 1/2" x 1'-8"	3.2	.30	-
E	5	VINYL	2'-6 1/2" X 2'-4"	4.7	.30	-
F	4	VINYL	2'-6 1/2" x 4'-5"	11.7	.30	-



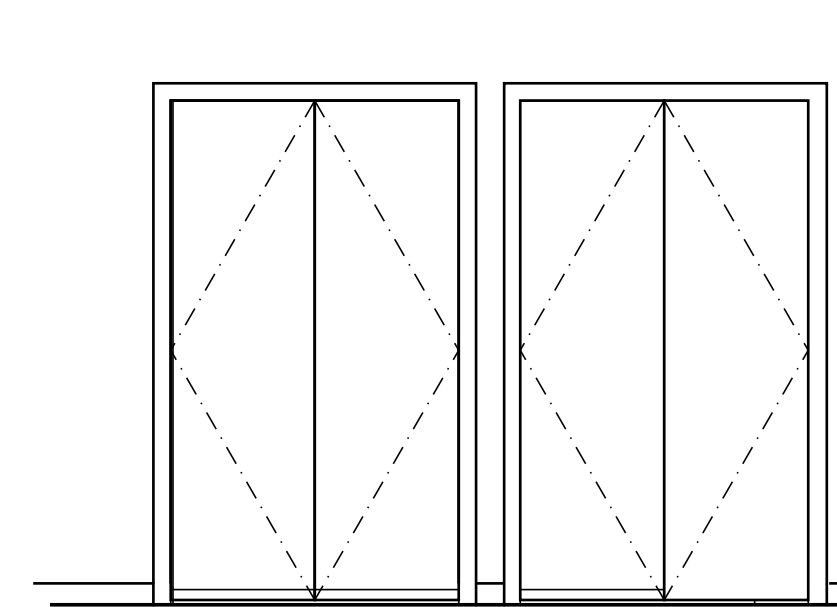
11 TUB/SHOWER
SCALE :: 3/8" = 1' - 0"



12 UTILITY
SCALE :: 3/8" = 1' - 0"



13 WC
SCALE :: 3/8" = 1' - 0"



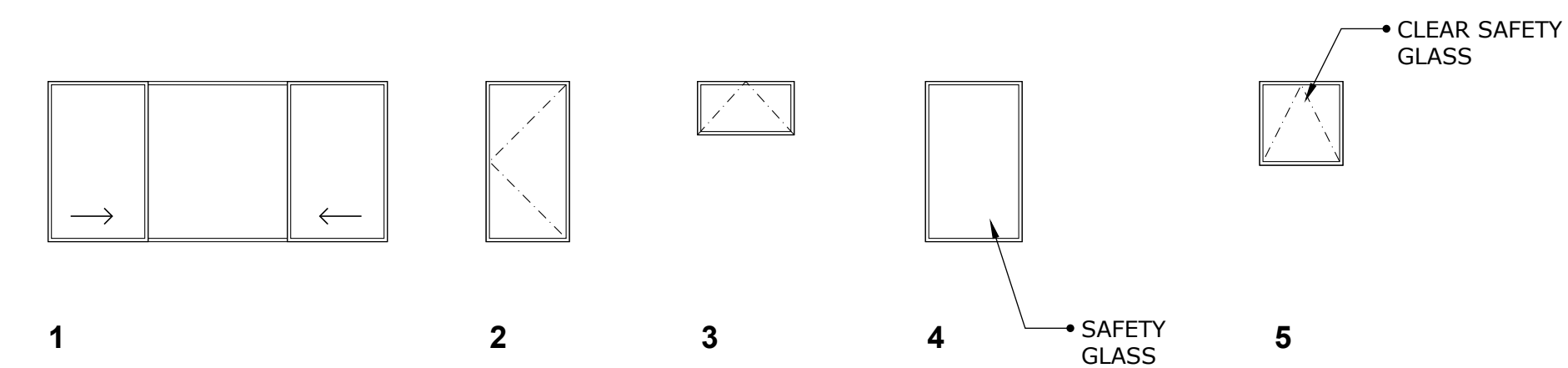
14 BEDROOM
SCALE :: 3/8" = 1' - 0"

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. (EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).

R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

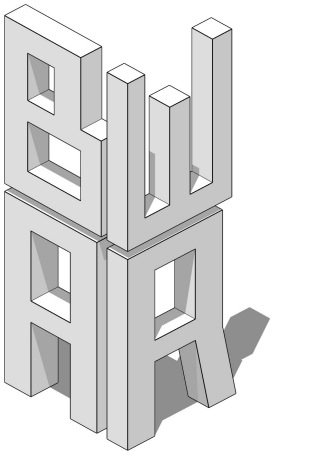
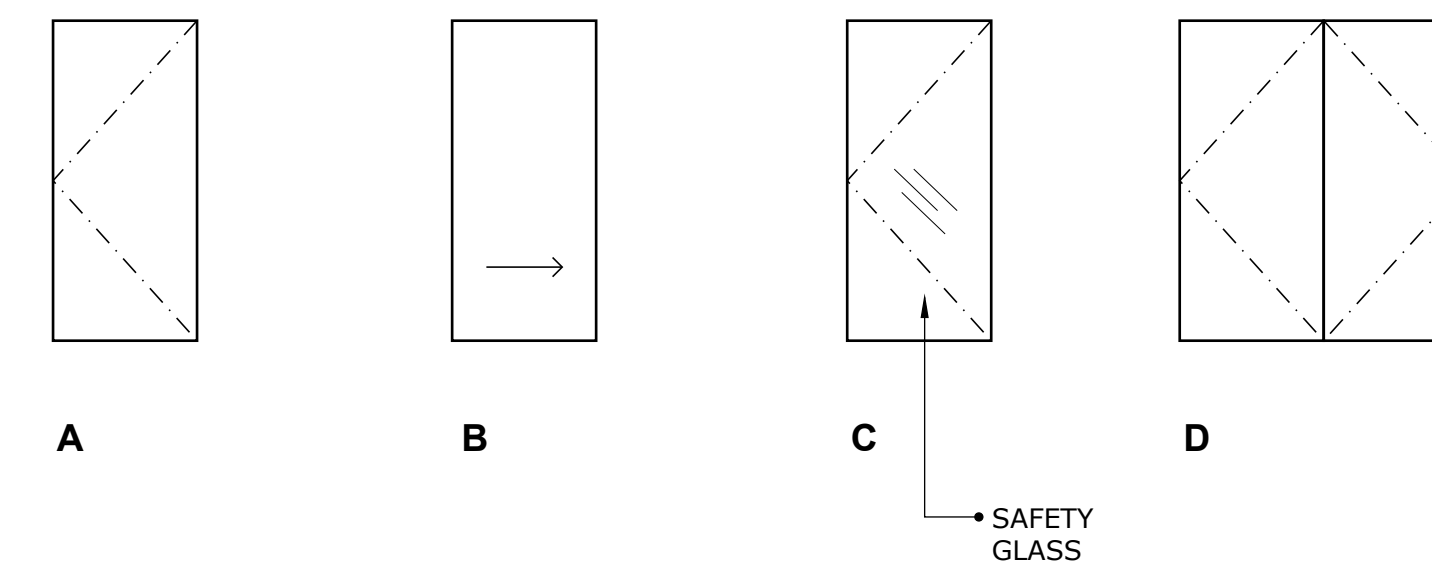
R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

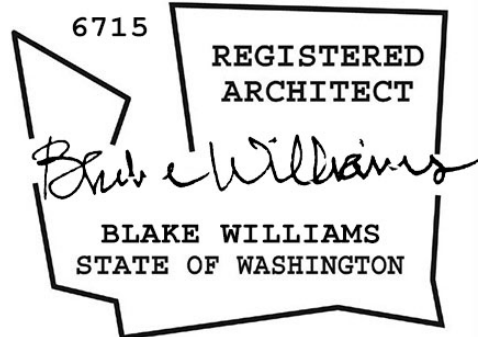


SEE ELEVATIONS FOR OPERATION

DOOR SCHEDULE							
#	SIZE	TYPE	FRAME	FINISH		HARDWARE GROUP	REMARKS
				DOOR	FRAME		
01	3'-0" x 6'-8"	A	WD	P-2	P-2	1	-ACTIVE AND PASSIVE DOOR
02	3'-0" x 6'-8"	A	WD	P-5	P-5	2	-
03	3'-0" x 6'-8"	B	WD	P-5	P-5	3	-
04	2'-0" x 6'-8"	C	WD/CT	PT-	PT-	4	SHOWER DOOR
05	3'-0" x 6'-8"	B	WD	P-5	P-5	5	-
06	4'-0" x 7'-0"	D	WD	P-5	P-5	6	-
07	4'-0" x 7'-0"	D	WD	P-5	P-5	6	-



BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090
blake_020965@hotmail.com



CONSULTANT:
JP Jones Engineering
Jordan Jones, PE
711 Saint Helens
Ave, Suite 208
Tacoma, WA
p. 253.448.7331

CONTRACTOR:
Peter Davis Builders
Inc
7418 SE 24th St. Suite
A
Mercer Island, WA
98040
p.(206) 232-1883

OWNER:
Chihiro Morishima
7650 Ridgecrest Lane
Mercer Island, WA
98040
p. (206) 550-8072
cmorishima@gmail.com

Morishima Remodel
7650 Ridgecrest Lane ::
Mercer Island, WA ::
98040

DOCUMENT DATE:
December 27, 2025

DRAWN BY:
Blake Williams
CHECKED BY:
Blake Williams



A1.19

WINDOW & DOOR
SCHEDULES, INTERIOR
ELEVATIONS

Morishima Remodel Structural Design

7650 Ridgecrest Lane
Mercer Island, WA 98040



**JP JONES
ENGINEERING**

711 Saint Helens Suite #208
Tacoma, WA
253.448.7331

Jordan@JPJonesEngineering.com

DRAWN: JPJ

DESIGN: JPJ

REVISIONS:

REV NO	DESCR.	DATE

PROJECT TITLE:

Morishima Addition
7650 Ridgecrest Lane
Mercer Island, WA 98040

ARCHITECT:

BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090

ISSUE:

PERMIT

SHEET TITLE:

Cover Sheet

SHEET SIZE: 24"x36"

SCALE:

DATE: 7-18-2025

SHEET NO:

S1.0

BUILDING DESCRIPTION

NEW SINGLE STORY WOOD FRAMED ADDITION TO AN EXISTING HOUSE IN MERCER ISLAND, WA. TYPICAL WOOD FRAMED CONSTRUCTION INCLUDING POURED REINFORCED CONCRETE FOOTINGS, STUD WALL FRAMING, PRE-MANUFACTURED TRUSSES.

SHEET INDEX

Sheet Number	Sheet Name
S1.0	Cover Sheet
S1.1	General Structural Notes
S2.0	Foundation, Floor, & Roof Framing Plan
S3.0	Foundation & Framing Details
S3.1	Framing Details

ABBREVIATIONS

ABBREVIATION	WORD
EX	EXISTING
AB	ANCHOR BOLT
ABV	ABOVE
APPROX	APPROXIMATELY
BT	BETWEEN
BAR	REINFORCING STEEL BAR
BLW	BELOW
CL	CENTER LINE
CLR	CLEAR DISTANCE
CONCR	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
EQ	EQUAL
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOS	FACE OF STEEL
FTG	FOOTING
GALV	GALVANIZED
GLB	GLULAM BEAM
GWB	GYPSON WALL BOARD
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER (SPACING)
PT	PRESSURE TREATED
SF	SQUARE FEET
SIM	SIMILAR
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH

CRITERIA

ALL MATERIALS, WORKMANSHIP, AND DESIGN SHALL COMPLY WITH THE APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS, INCLUDING IBC 2021, NDS 2018 (WOOD), AND ACI 318-19 (CONCRETE).

DESIGN CRITERIA:

CODES:
STRUCTURAL: IBC 2021
LOADING: ASCE 7-16
WOOD: NDS 2018
CONCRETE: ACI 318-19

OCCUPANCY:
RISK CATEGORY II

SEISMIC LOAD SUMMARY:
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
LATERAL SYSTEM: WOOD STRUCTURAL PANELS
R = 6.5
Cd = 4
Ie = 1.0

WIND LOAD SUMMARY:
V = 98mph
Kzt = 1.0 (calculated)

DEAD LOAD SUMMARY:
ROOF = 15psf
FLOOR = 10psf

LIVE LOAD SUMMARY:
SNOW = 25psf
LIVE = 40psf

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

ALLOWABLE SOIL PRESSURE..... 1,500 PSF

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3,000$ PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS $f_c = 2,500$ PSI.
- A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, SECTIONS 26.4.3 AND 26.4.4. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $F_y = 60,000$ PSI.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WWPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
JOISTS (2X & 3X MEMBERS) AND BEAMS HEM-FIR NO. 2 MINIMUM BASE VALUE, $F_b = 850$ PSI
(4X MEMBERS) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1000$ PSI
BEAMS (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1350$ PSI
POSTS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, $F_c = 1350$ PSI
(6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_c = 1000$ PSI
STUDS, PLATES & MISC. FRAMING: DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF

WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.
- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

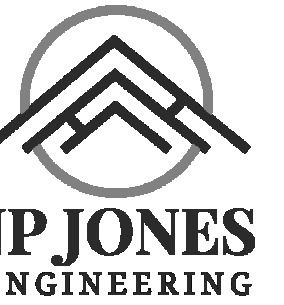
INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL, COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- WOOD FASTENERS
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

- IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.



711 Saint Helens Suite #208
Tacoma, WA
253.448.7331

Jordan@JPJonesEngineering.com

DRAWN: JPJ

DESIGN: JPJ

REVISIONS:

REV NO	DESCR	DATE
--------	-------	------

PROJECT TITLE:

Morishima Addition
7650 Ridgecrest Lane
Mercer Island, WA 98040

ARCHITECT:

BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090

ISSUE:

PERMIT

SHEET TITLE:

General Structural
Notes

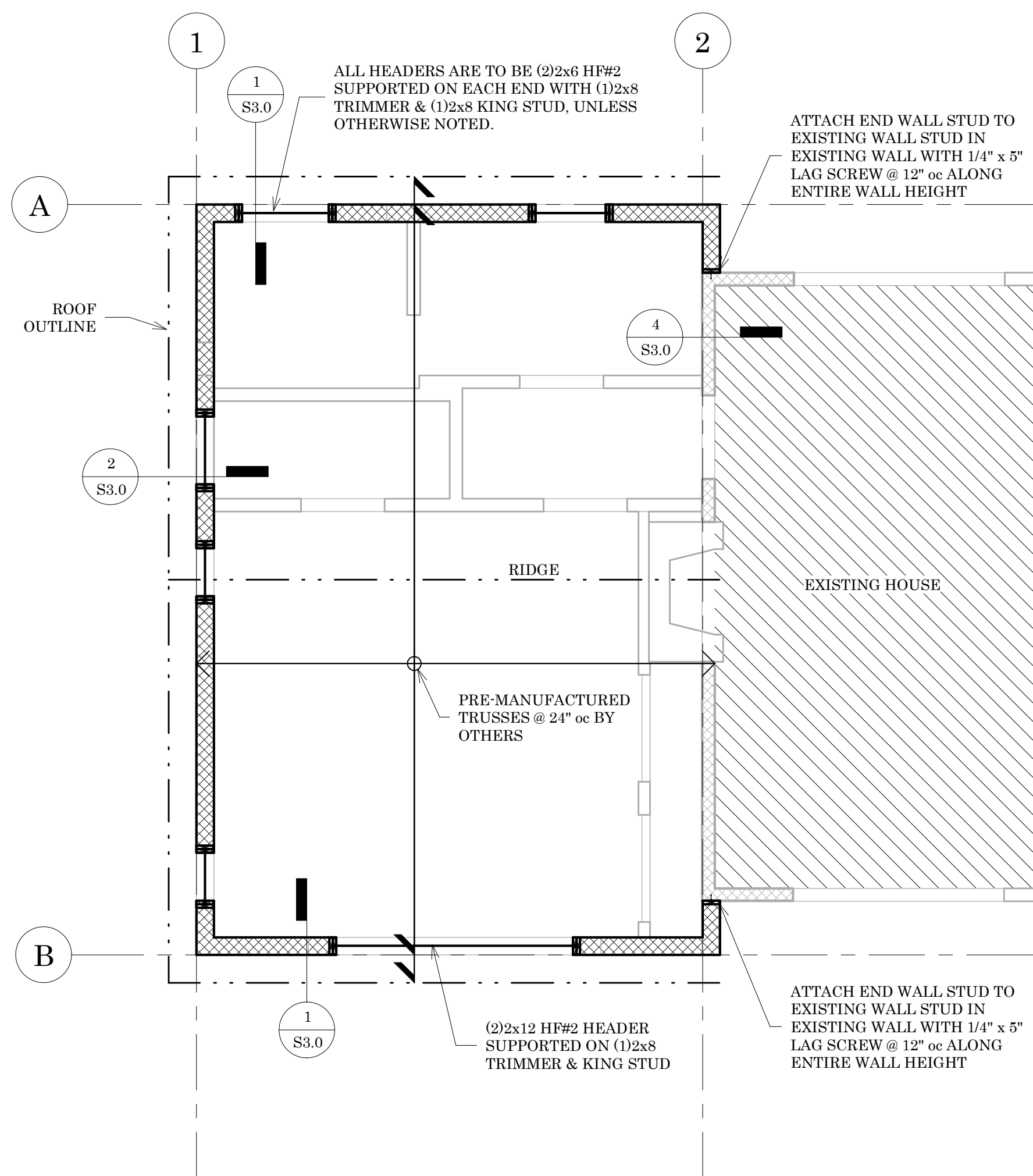
SHEET SIZE: 24"x36"

SCALE: 1 1/2" = 1'-0"

DATE: 7-18-2025

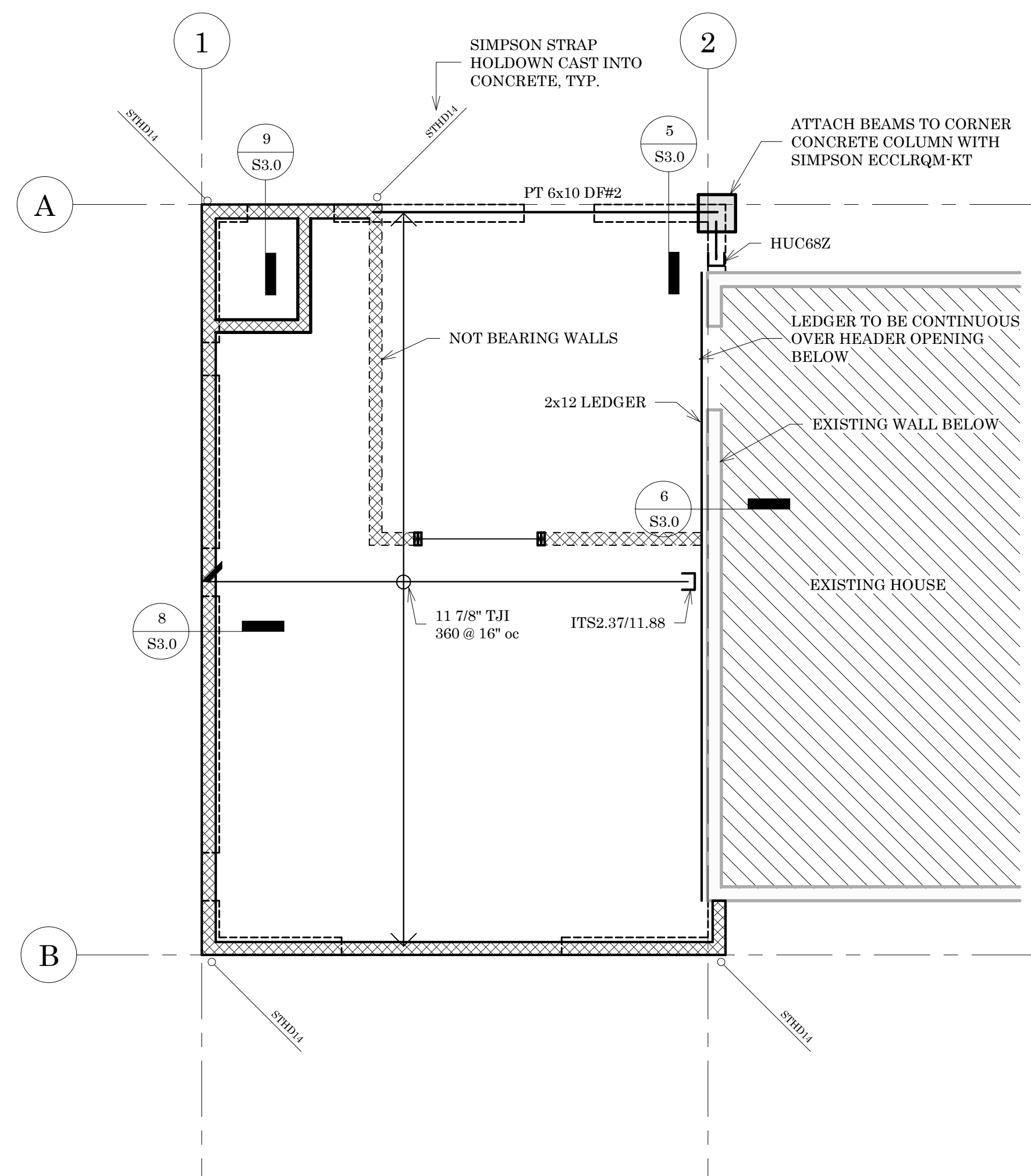
SHEET NO:

S1.1



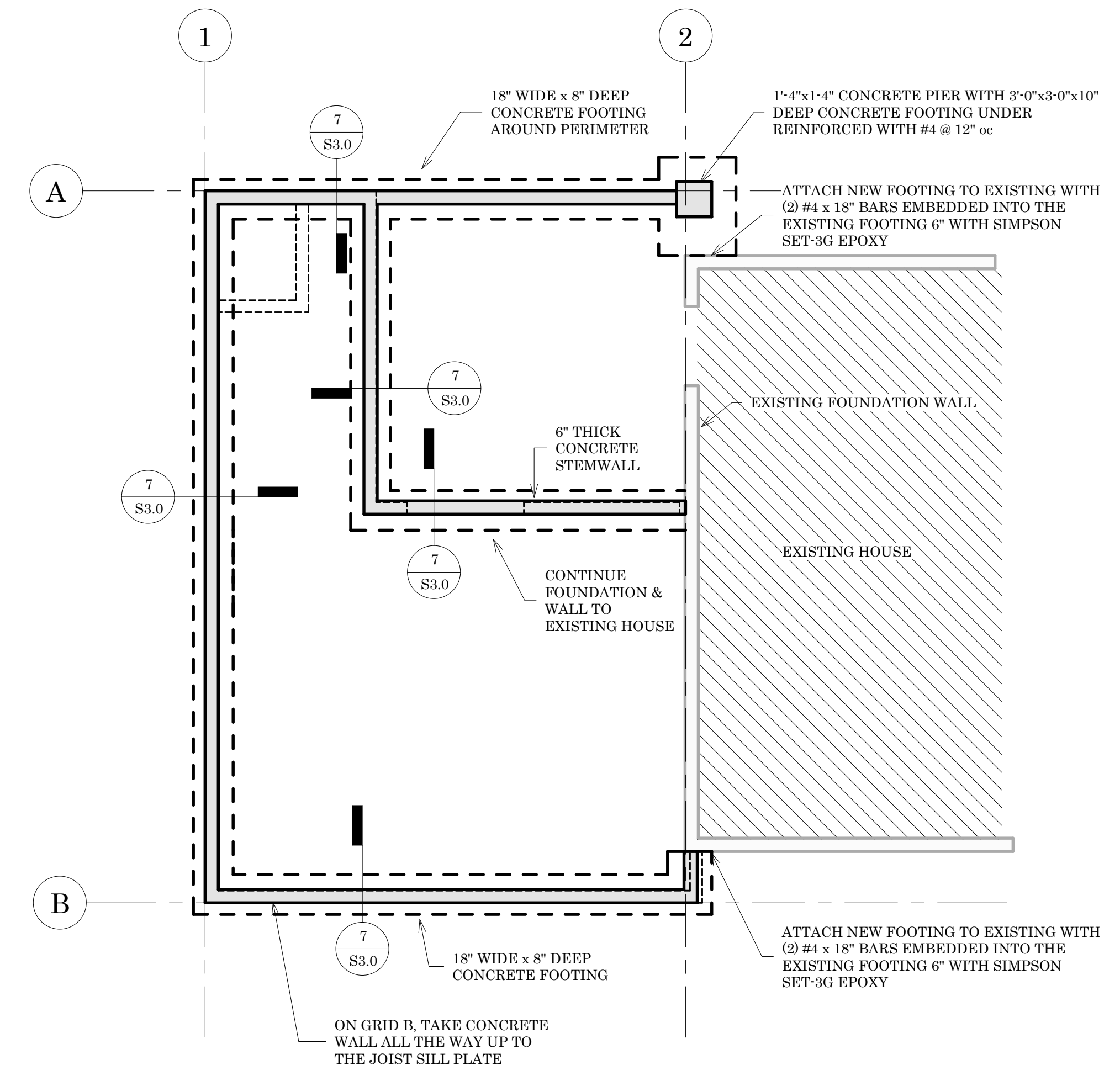
Roof Framing Plan

1/4" = 1'-0"



Floor Framing Plan

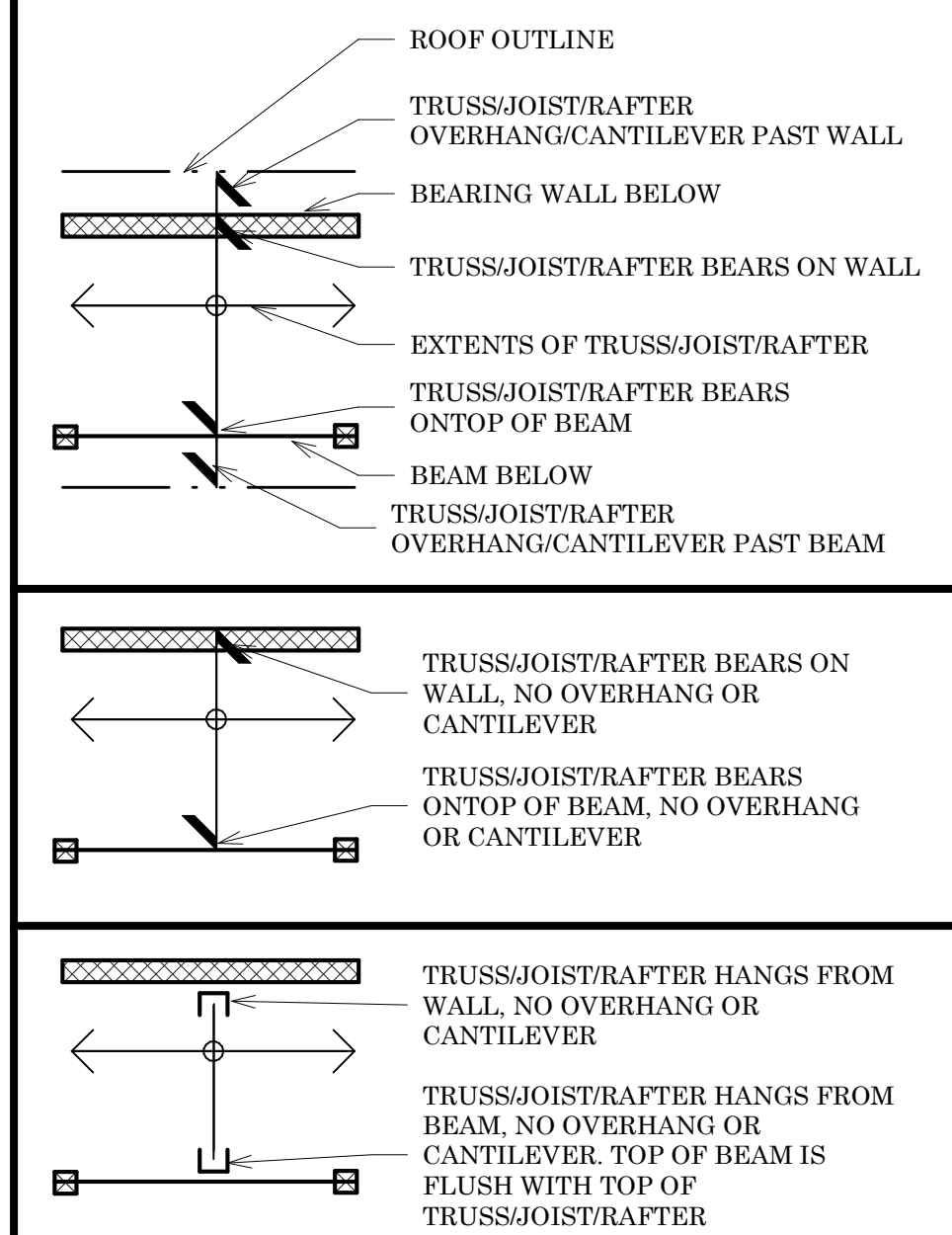
1/4" = 1'-0"



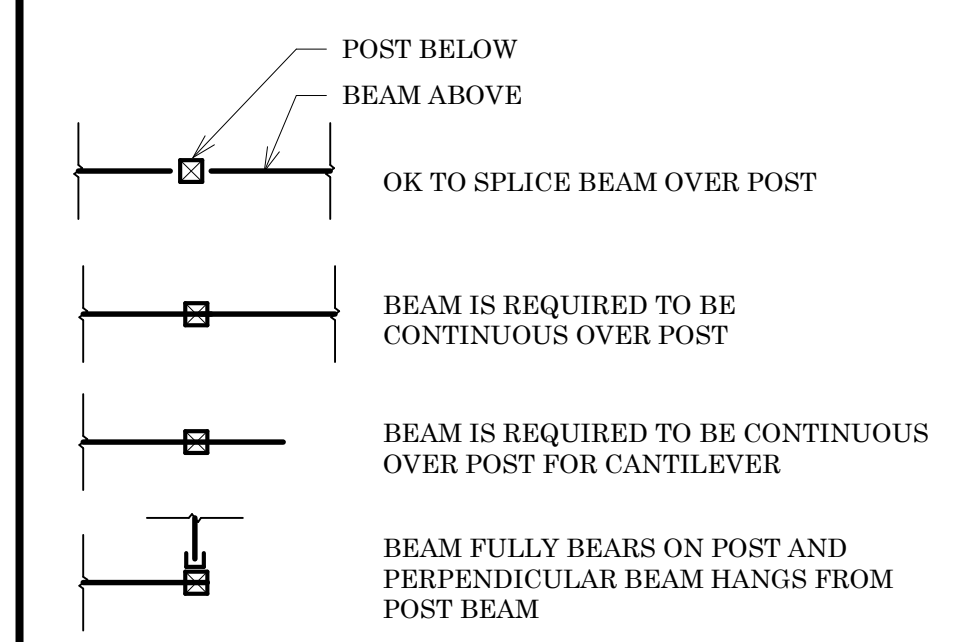
Foundation Plan

1/4" = 1'-0"

TRUSS/JOIST/RAFTER SPAN AND SUPPORT LEGEND



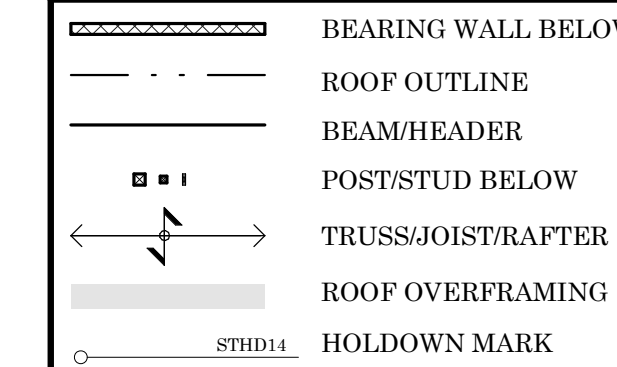
TYPICAL BEAM SUPPORT CONDITIONS KEY



FRAMING NOTES:

1. ROOF FRAMING CONSISTS OF ROOFING (SEE ARCH DRAWINGS) OVER 5/8" CDX PLYWOOD (EXPOSURE 1 RATED), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. STAGGER JOINTS. NAIL SHEATHING WITH SD AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD.
2. TYPICAL WOOD FLOOR FRAMING CONSISTS OF ARCHITECTURAL FINISHES OVER 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH SD AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.
3. ALL NEW EXTERIOR WALLS ARE TO BE SW6 SHEARWALLS U.N.O.
4. WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
5. SEE ARCH DRAWINGS FOR ALL DIMENSIONS.

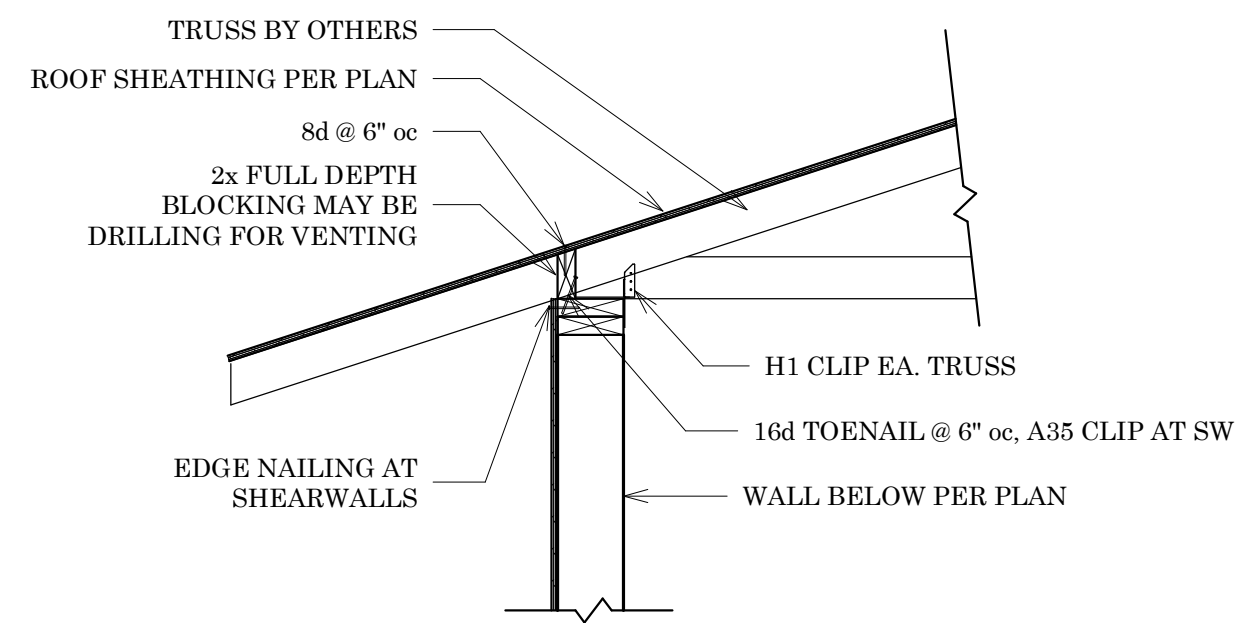
ROOF FRAMING LEGEND



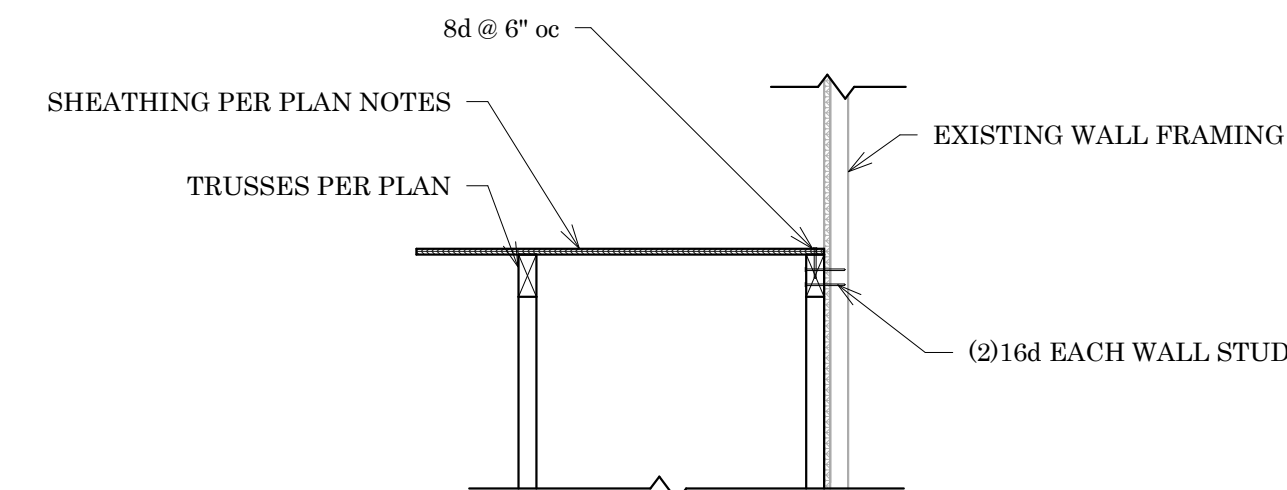
SHEARWALL SCHEDULE (1), (2), (3), (4), (5)

MARK	SHEATHING	O.S.B. EDGE NAILING	TOP PLATE CONNECTION		BASEPLATE CONNECTION	
			ROOF/JOIST BLOCKING (6),(7)	TJI	AT WOOD (8)	AT CONCRETE
SW6	7/16" O.S.B.	8d @ 6" oc	SIMPSON A35 @ 24" oc	16d @ 6" oc	16d @ 6" oc	5/8" DIA. A.B. @ 48" oc
SW4	7/16" O.S.B.	8d @ 4" oc	SIMPSON A35 @ 16" oc	16d @ 4" oc	(2) ROWS 16d @ 6" oc	5/8" DIA. A.B. @ 32" oc

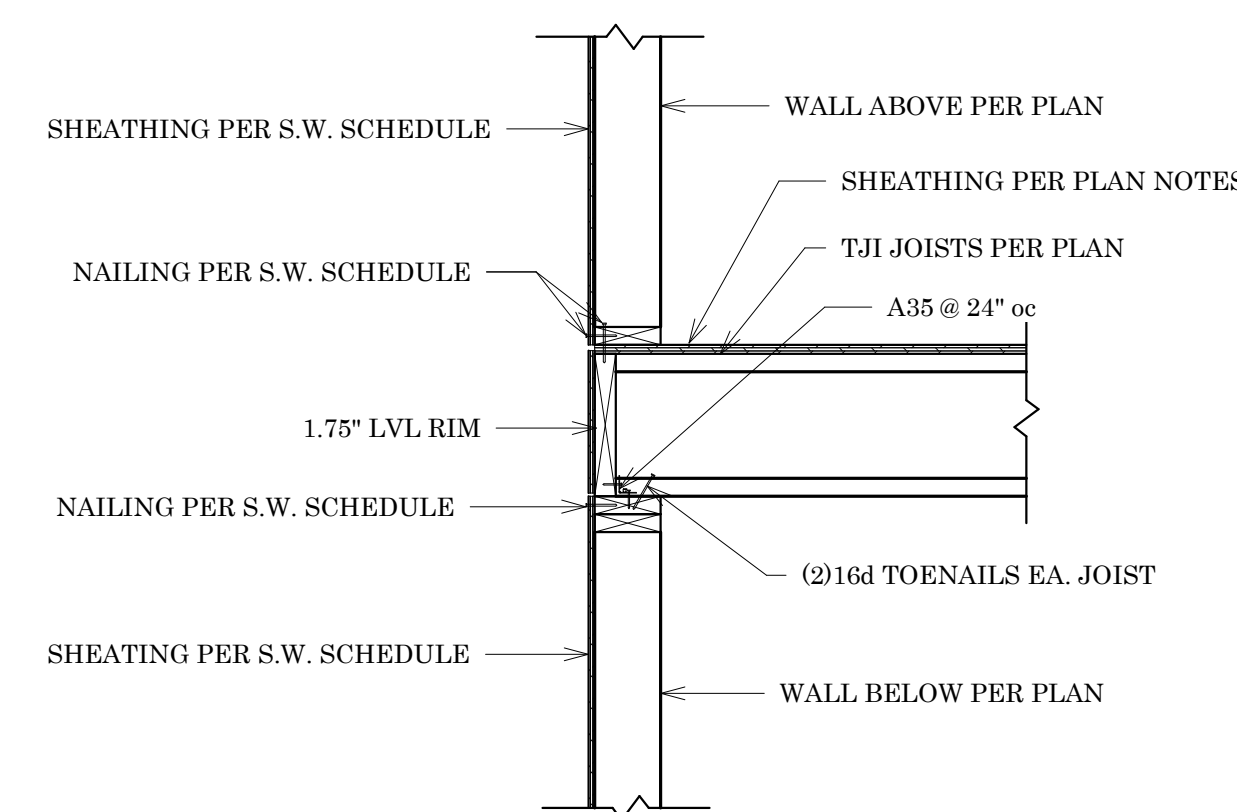
¹BLACK PANEL EDGES WITH 2x MIN. LAD FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" oc
²8d NAILS SHALL BE 0.131" DIA. x 2.27" (56mm) • 16d NAILS SHALL BE 0.131" DIA. x 3.27" (84mm)
³EMBED ANCHOR BOLTS AT LEAST 7" EXPANSION BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. TITEN HD SCREW ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 12" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
⁴ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
⁵SEE PLANS AND HOLD-DOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
⁶TJI (HORIZONTAL ORIENTATION) W/ 8d COMMON MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
⁷A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
⁸AT MULTI ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 12". SEE DETAIL D.



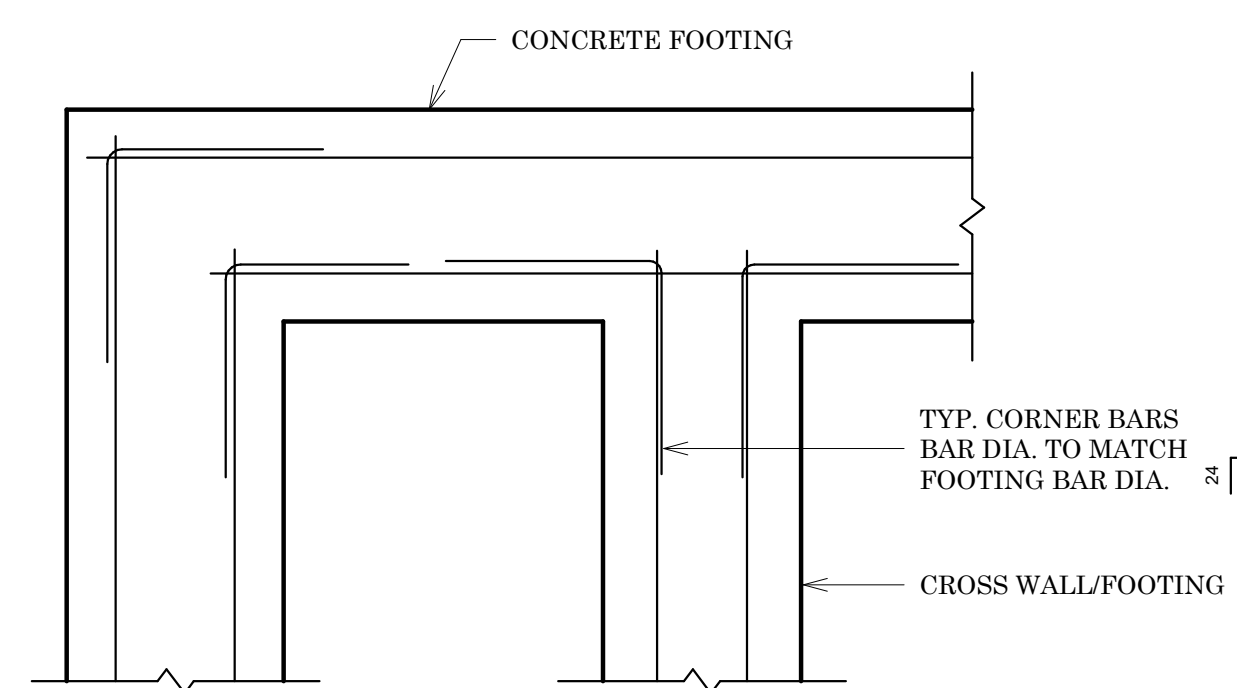
1 Trusses at Exterior Wall
3/4" = 1'-0"



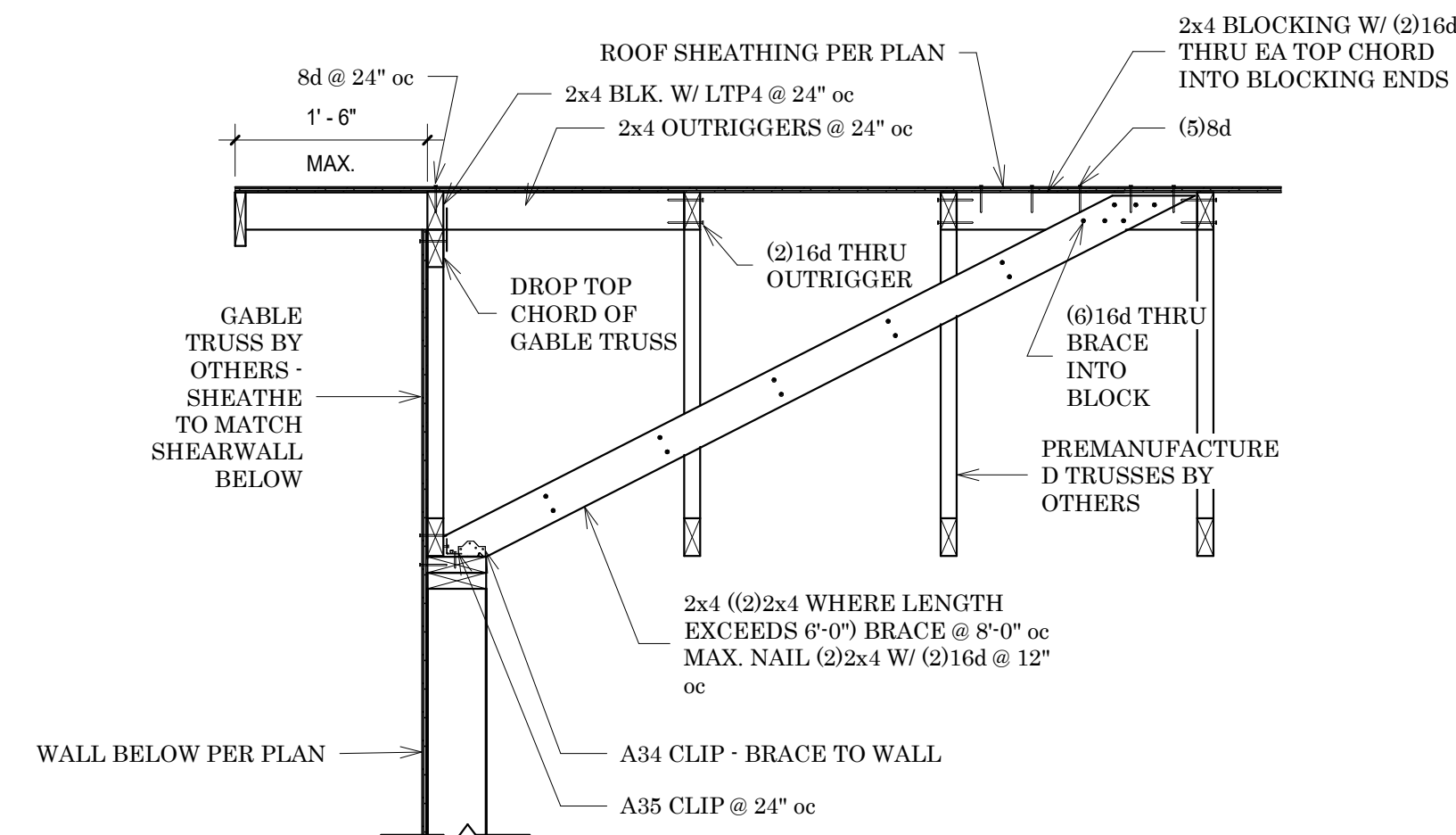
4 Truss at Existing
3/4" = 1'-0"



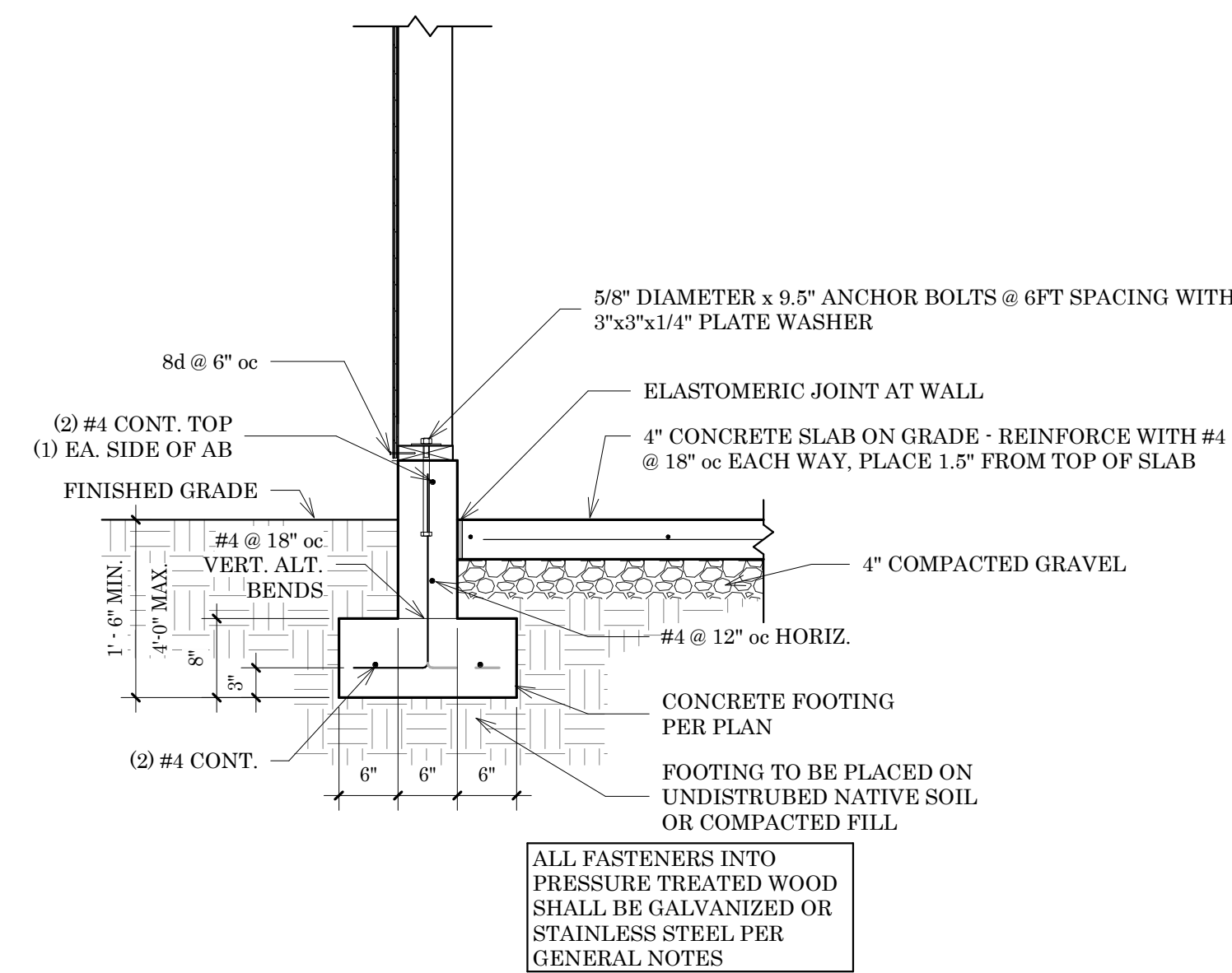
8 Joists at Exterior Upper Floor Wall (TJD)
3/4" = 1'-0"



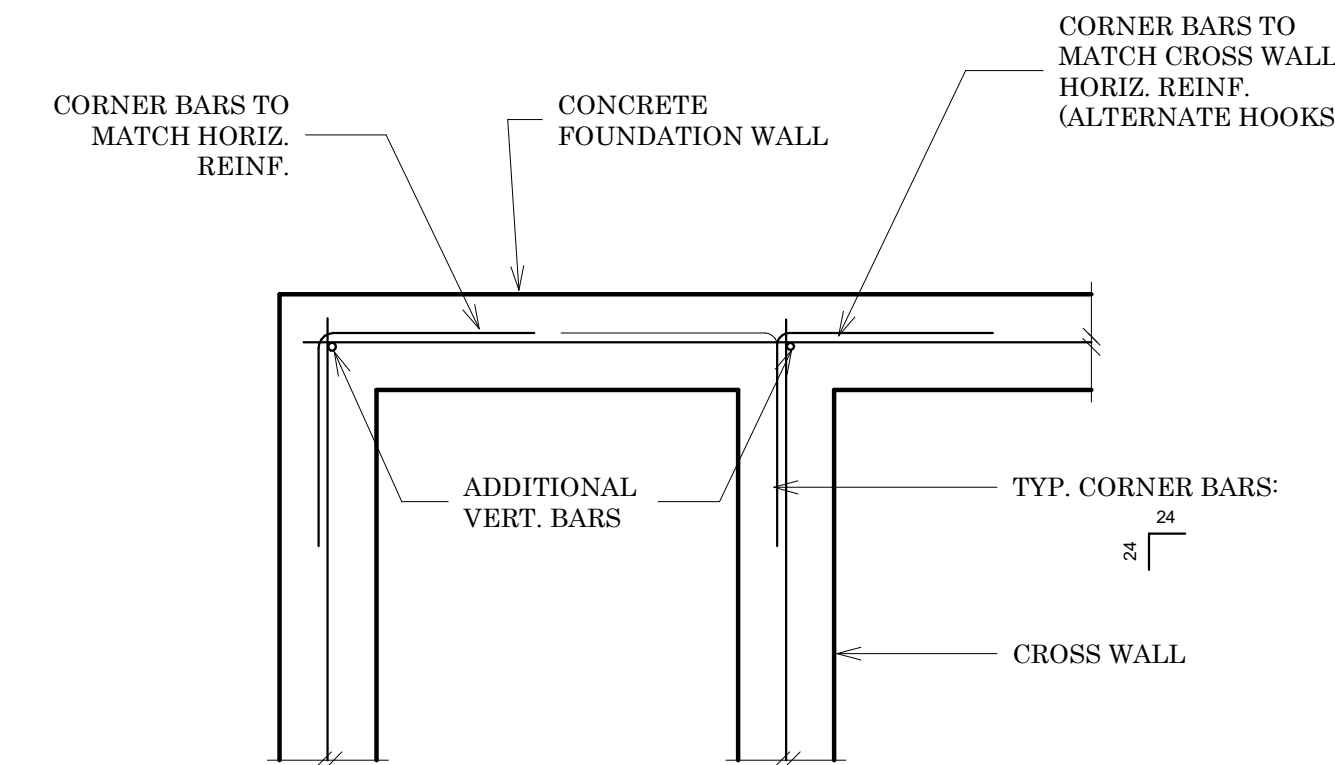
16 Typical Foundation Corner Bars
3/4" = 1'-0"



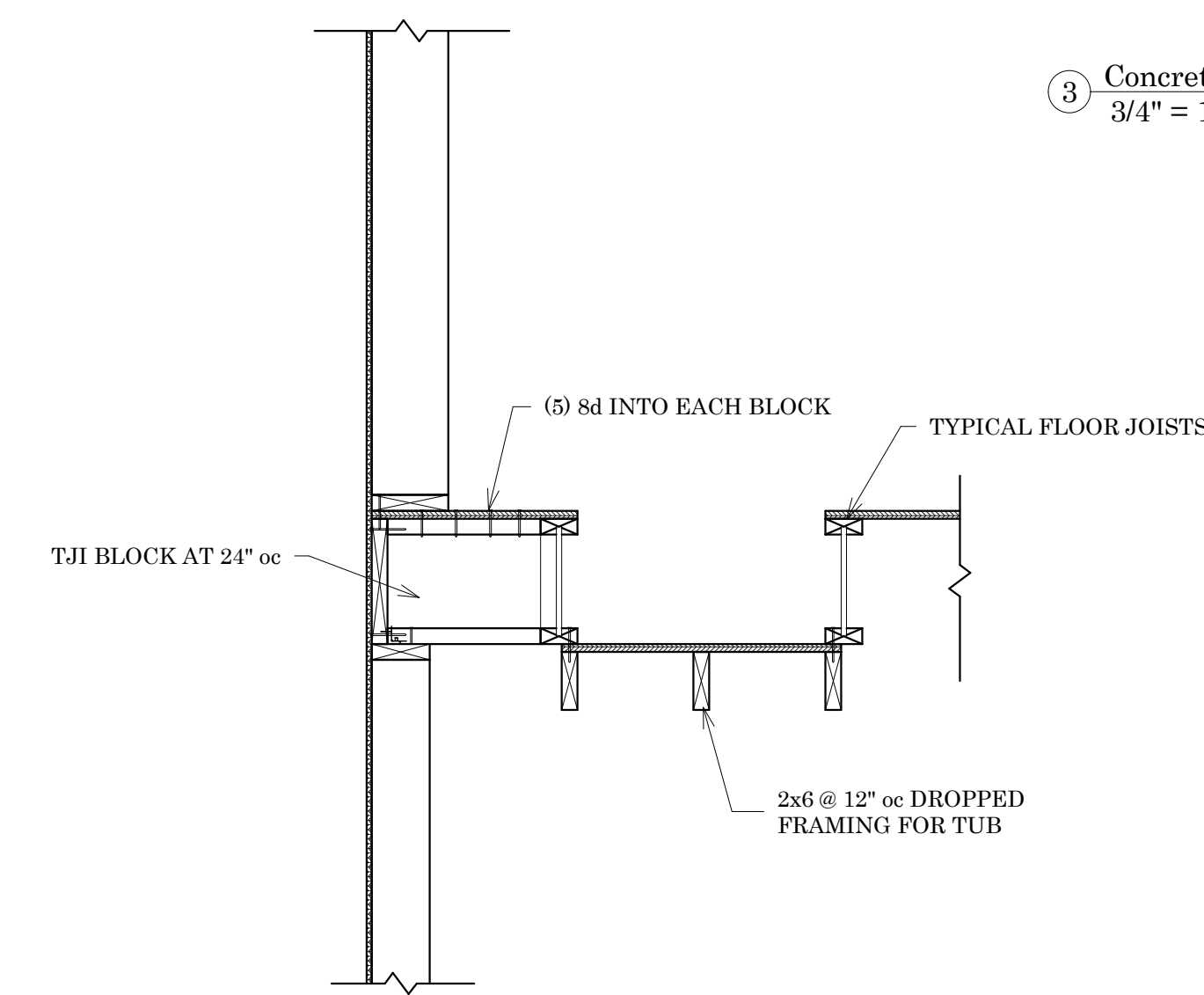
2 Gable Truss
3/4" = 1'-0"



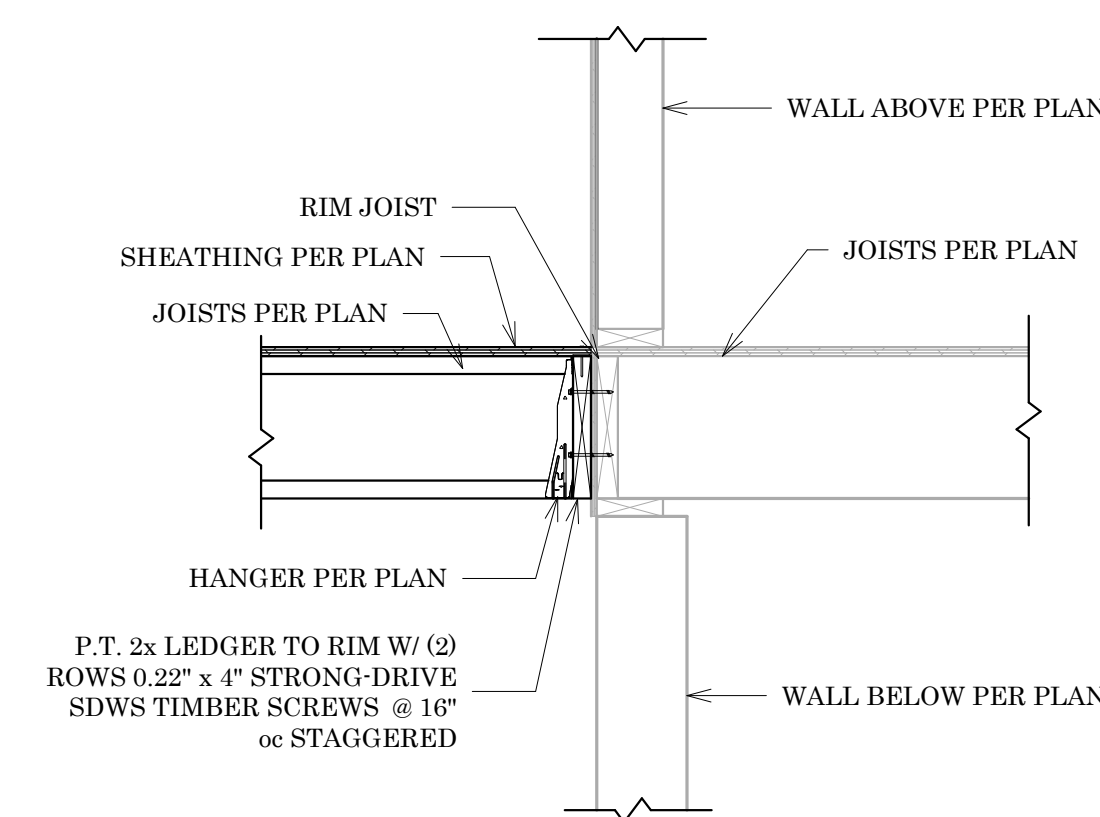
7 Stemwall Foundation
3/4" = 1'-0"



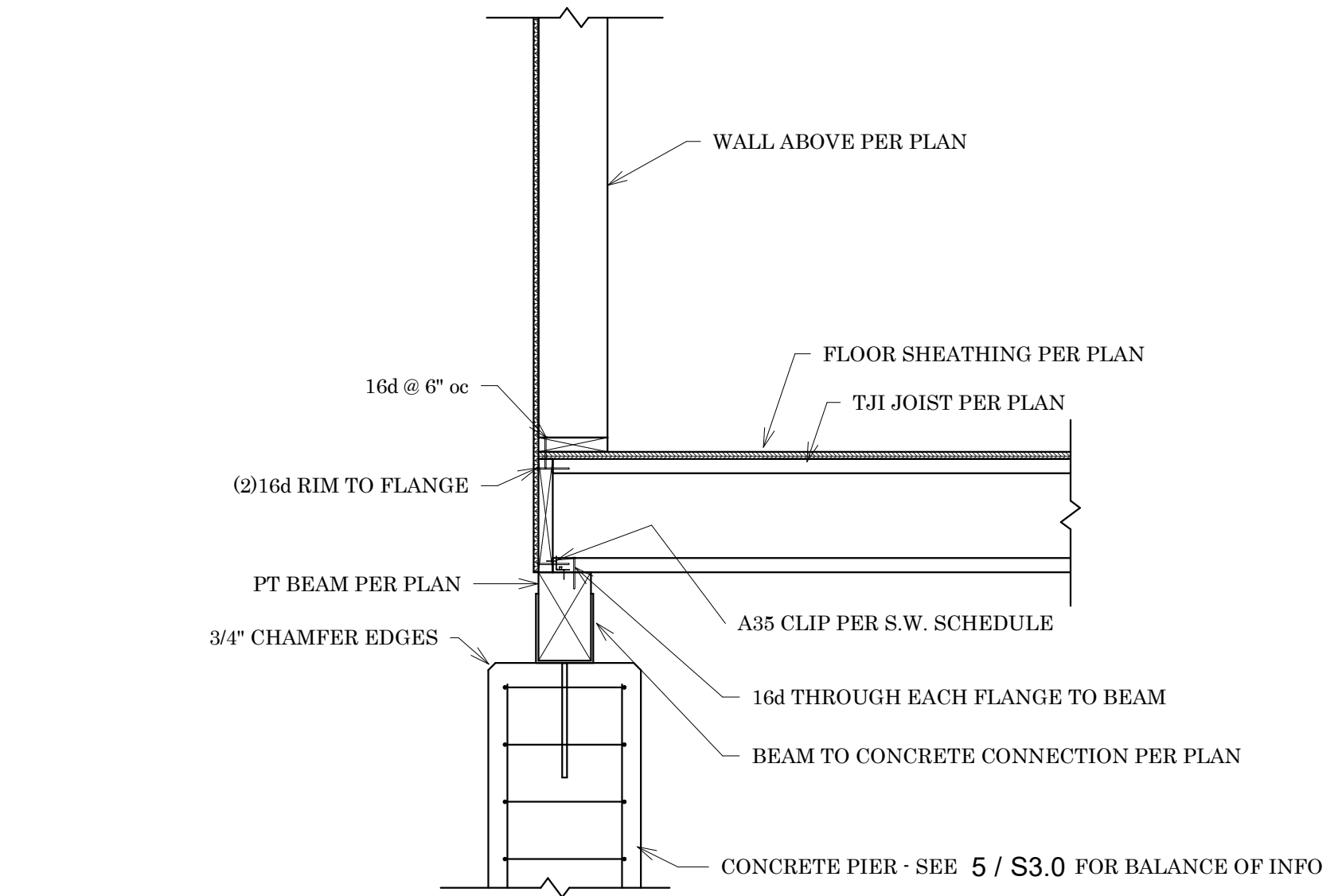
17 Typical Foundation Wall Corner Bars
3/4" = 1'-0"



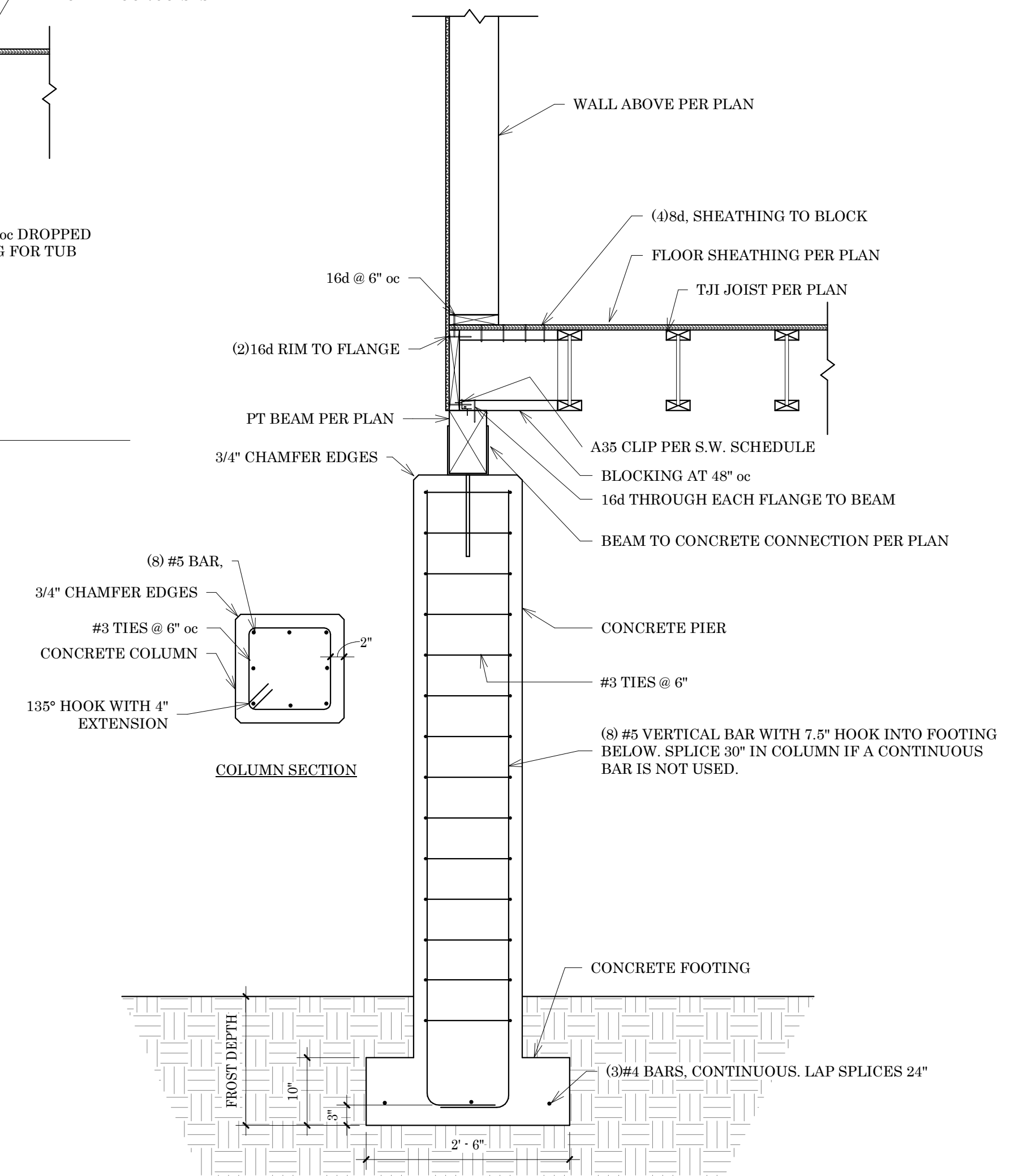
9 Concrete Pier, Joists Parallel Dropped
3/4" = 1'-0"



6 Typical Deck Ledger Attachment to Rim
3/4" = 1'-0"



3 Concrete Pier, Joists Perpendicular
3/4" = 1'-0"



5 Concrete Pier, Joists Parallel
3/4" = 1'-0"



**JP JONES
ENGINEERING**

711 Saint Helens Suite #208
Tacoma, WA
253.448.7331
Jordan@JPJonesEngineering.com

DRAWN: JPJ

DESIGN: JPJ

REVISIONS:

REV NO	DESCR.	DATE

PROJECT TITLE:

Morishima Addition
7650 Ridgecrest Lane
Mercer Island, WA 98040

ARCHITECT:

BW-AR LLC
20309 124th Ave NE
Bothell, WA 98011
206.537.6090

ISSUE:

PERMIT

SHEET TITLE:

Framing Details

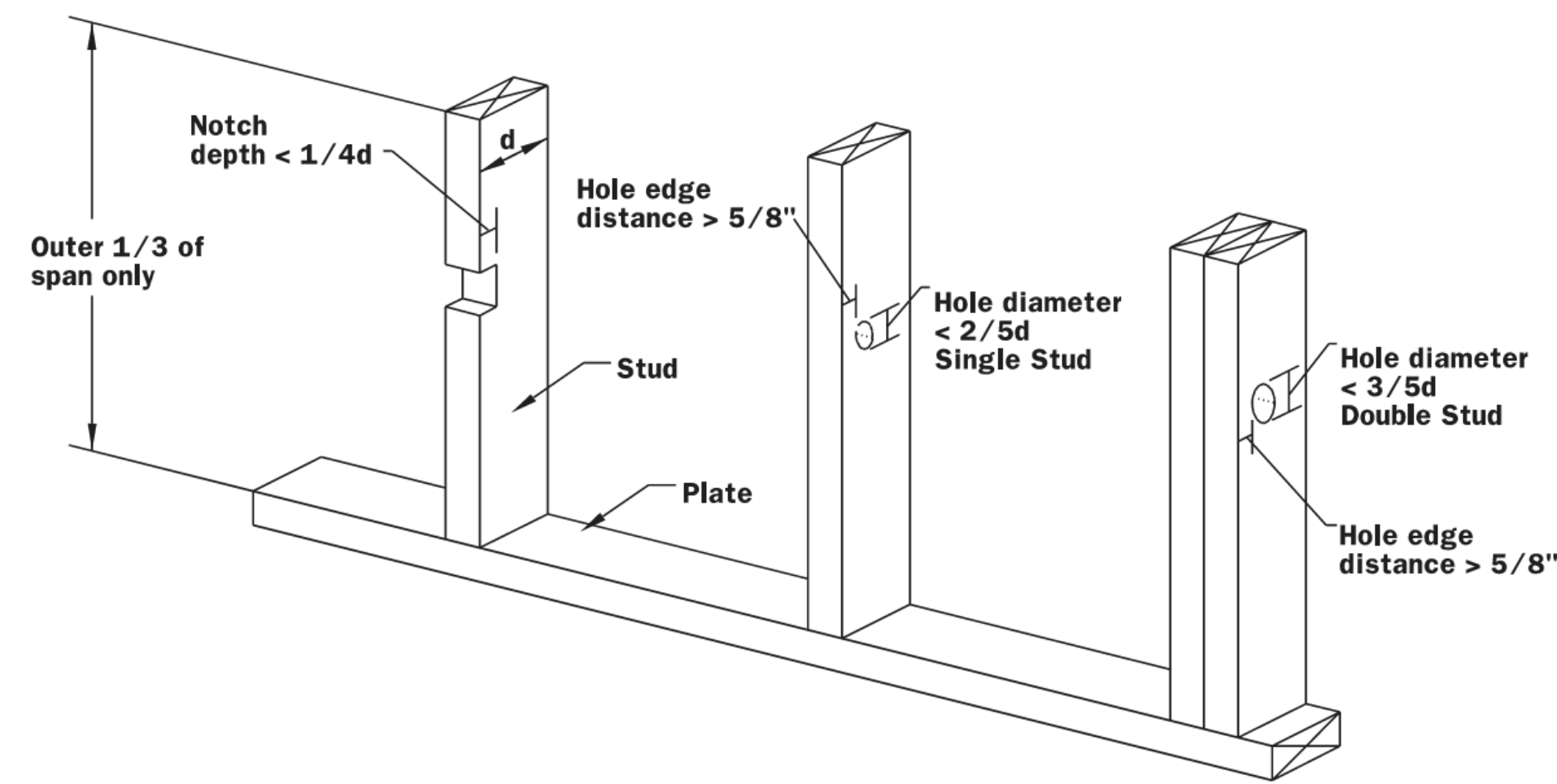
SHEET SIZE: 24"x36"

SCALE: 3/4" = 1'-0"

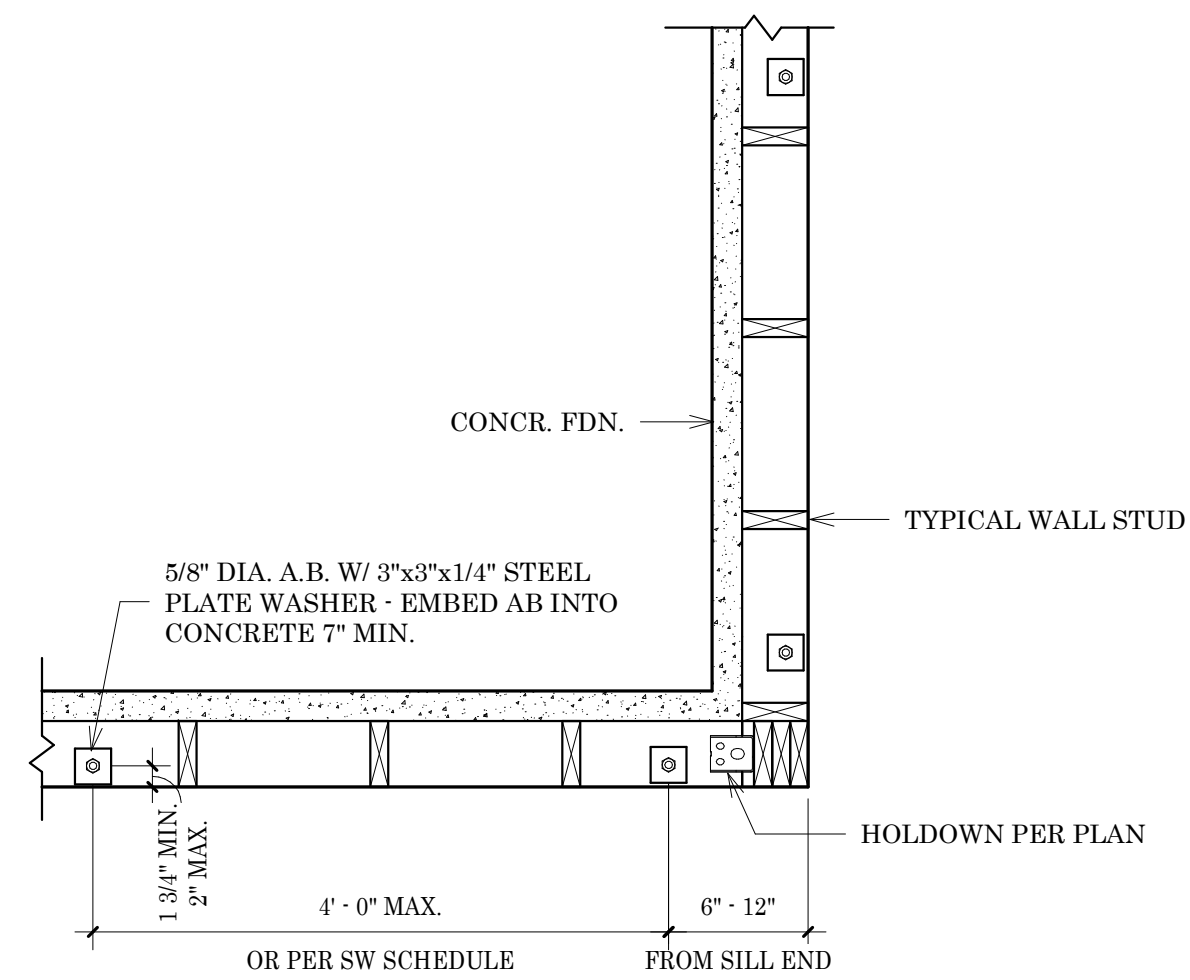
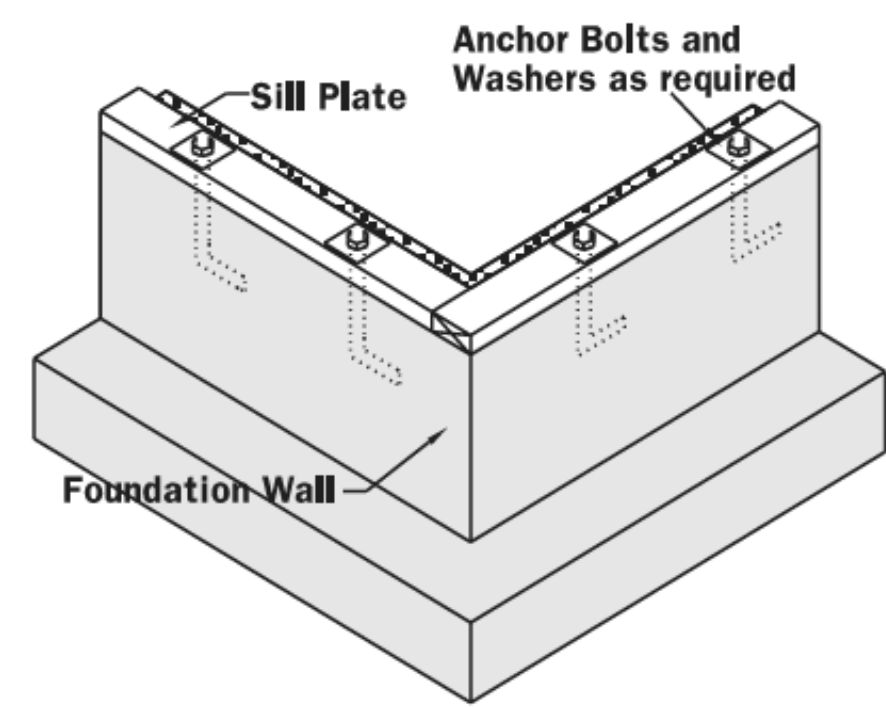
DATE: 7-18-2025

SHEET NO:

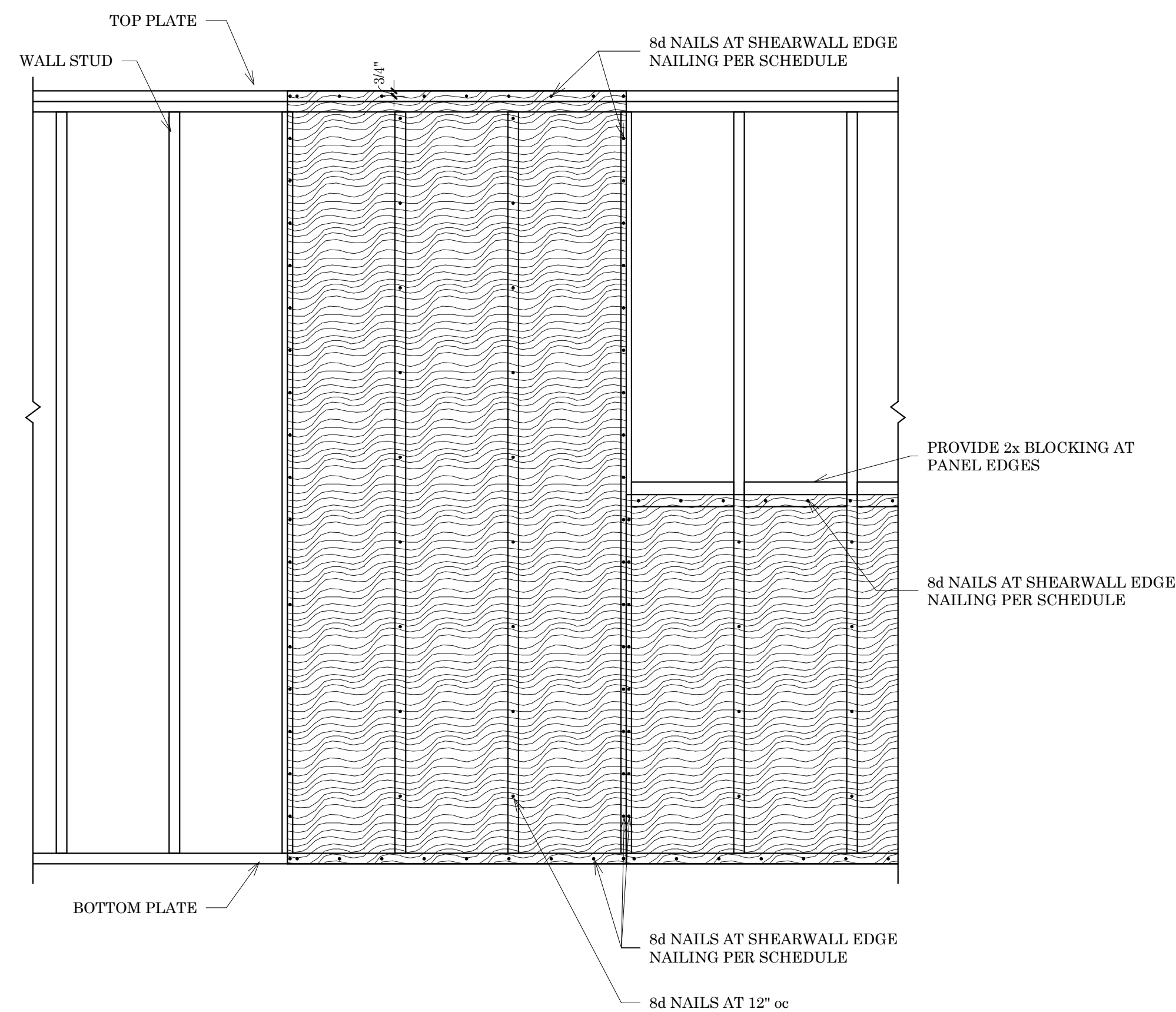
S3.1



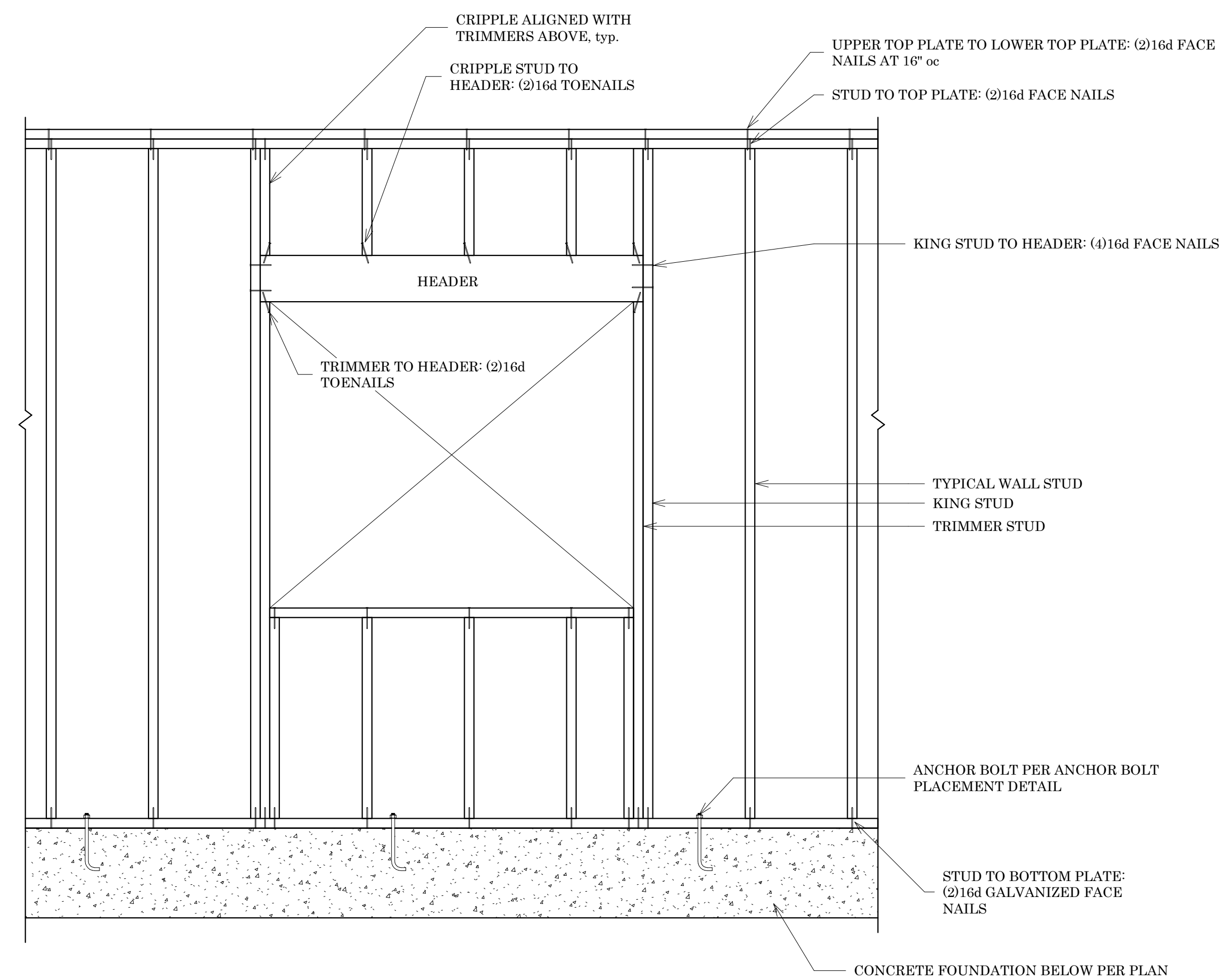
① WFCM Prescriptive Stud Cut Limits
3/4" = 1'-0"



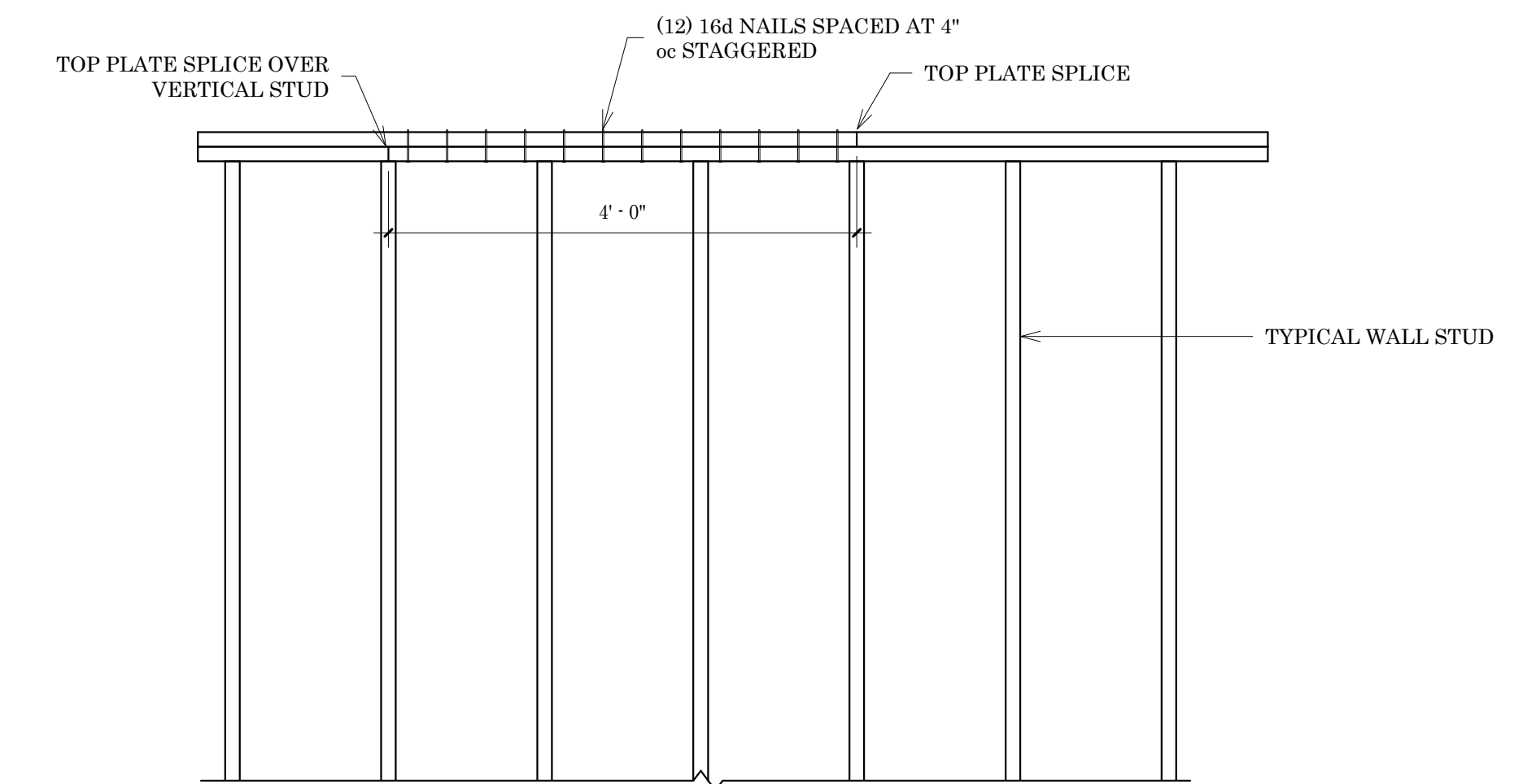
② Typical Anchor Bolt Placement
3/4" = 1'-0"



⑤ Typical Wall Sheathing Layout
3/4" = 1'-0"



⑥ Typical Wall Framing Connections -
Foundation
3/4" = 1'-0"



④ Top Plate Splice
3/4" = 1'-0"